



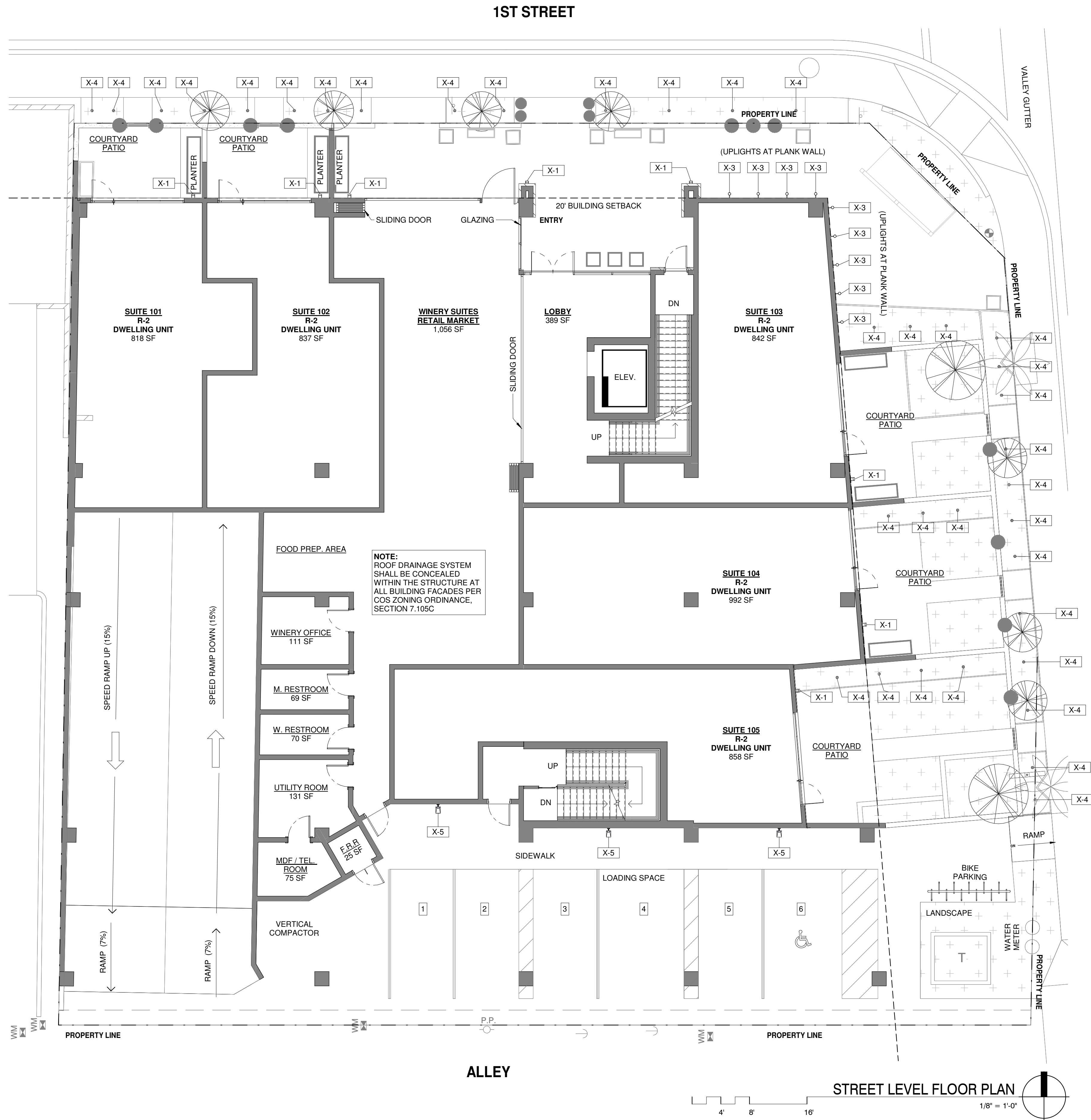
Full Size or Largest Size Plans

Site Plan

Landscape Plan

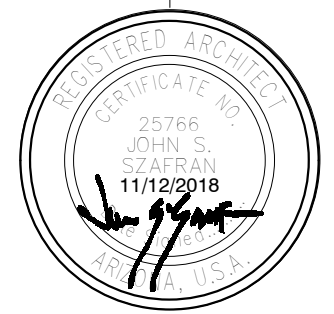
Elevations

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| TYPE MARK | MODEL | MANUFACTURER | LAMP TEMP | LAMP | DESCRIPTION |
|-----------|---|---------------|-----------|---------|--|
| X-1 | C-AR-FS-20-LED-391-BP-WHT-120 | TEKA LIGHTING | 3000 K | 10W LED | ARCADE SERIES 20" EXTERIOR WALL SCONCE, WALL MOUNTED AT 7' TO CENTER OF FIXTURE, AT PATIO AND ENTRY |
| X-2 | C-SWM-LED-L11-BP-S-CRW | TEKA LIGHTING | 3000 K | 10W LED | EXTERIOR WALL MOUNTED DOWNLIGHT SINGLE HEAD FULLY ADJUSTABLE DIRECTIONAL FLOODLIGHT, MOUNTED 8'6" TO CENTER OF FIXTURE |
| X-3 | C-PNF-6"-LED-E65-MFL-A9-BP-12-11-C-POWER CANOPY | TEKA LIGHTING | 3000 K | 8W LED | SINGLE HEAD FULLY ADJUSTABLE DIRECTIONAL FLOODLIGHT WITH PAR30 LED RETROFIT LAMP, UP LIGHT AT PLANK WALL AND STONE TOWER |
| X-4 | C-HLP-12"-C-LED-E7-1-BP | TEKA LIGHTING | 3000 K | 3W LED | 12" STEM HEIGHT BOLLARD LIGHTING FIXTURE AT LANDSCAPE AND PATHWAY |
| X-5 | ITEKA LED | iCUZZINI | 3000 K | 20W LED | FLOODLIGHT INTENDED FOR USE WITH LED LIGHT SOURCES, WALL MOUNTED AT 7'6" TO CENTER OF FIXTURE, AT PARKING AND MECH ROOM |
| X-6 | DM-LED-E10-AQW | LITON | 3000 K | 3W LED | EXTERIOR RECESSED LED PUCK LIGHT, PINHOLE TRIM, NEW CONSTRUCTION HOUSING, 3000K, WHITE PINHOLE, BLACK REFLECTOR. |
| X-7 | BPM-SD12-LED-X84-BP-S-PT-D23-MT | TEKA LIGHTING | 3000 K | 23W LED | 6' HEIGHT POLE MOUNT SOLID STATE LIGHTING FIXTURE AT VIEWING DECK |

WINERY SUITES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



expres 30 June 2019

dpa
DESIGNERS OF
PROGRESSIVE
ARCHITECTURE
7878 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

| REVISION INFORMATION | |
|----------------------|--------------------|
| #: | Description: Date: |
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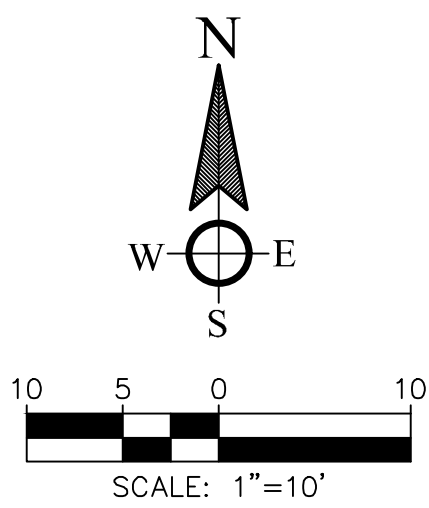
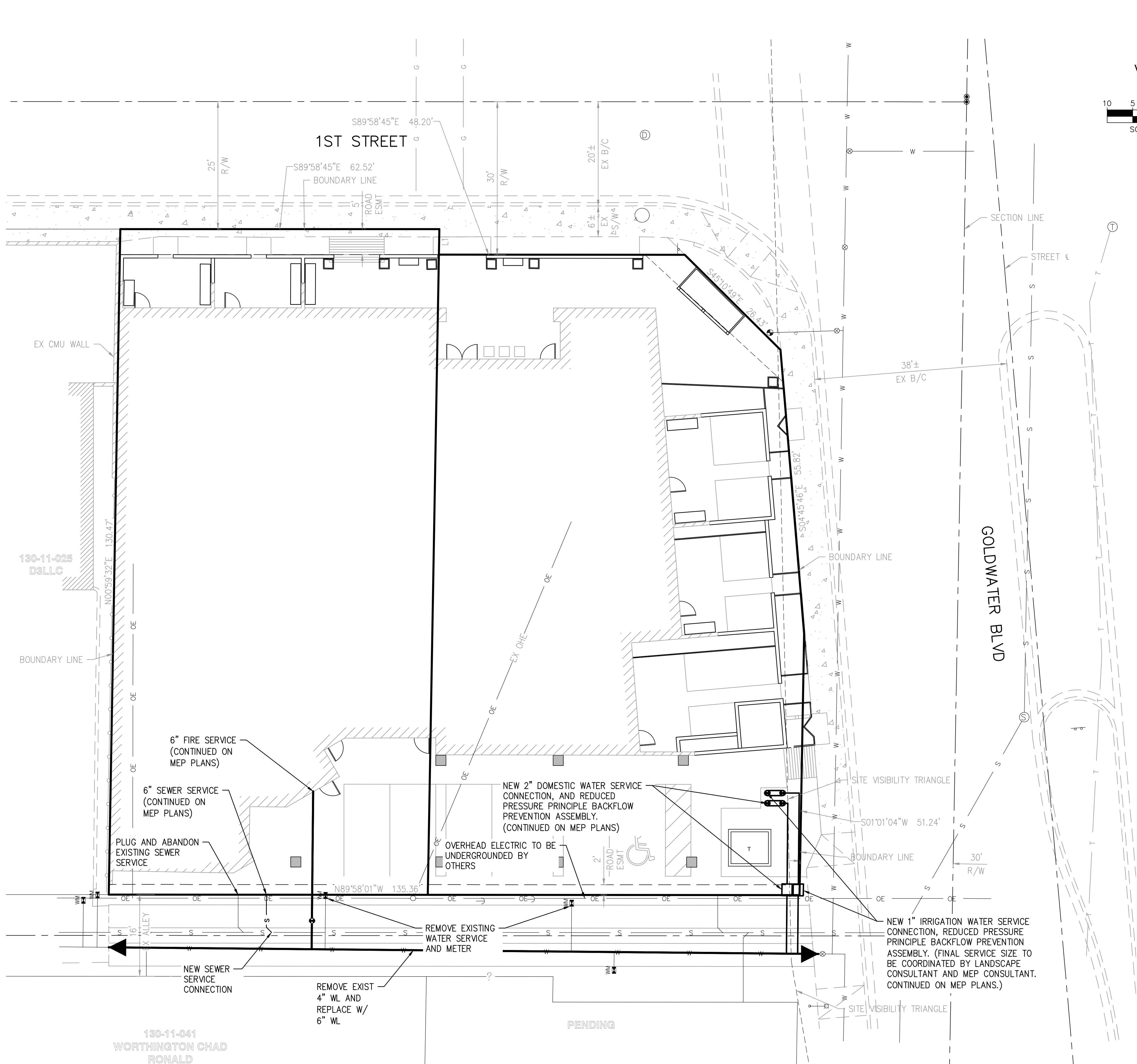
drawn by: Author
project no.: 18024
date: 11/13/18

EXTERIOR LIGHTING SITE PLAN

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
PRE-APP CASE #486 - PA - 2018

AS102

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LEGEND

- | | |
|--------|-----------------------|
| TRANS | TRANSFORMER |
| CMU | CONCRETE MASONRY UNIT |
| R/W | RIGHT-OF-WAY |
| OHE/OE | OVERHEAD ELECTRIC |
| CL | CENTERLINE |
| EX | EXISTING |
| ESMT | EASEMENT |
| S | SEWER |
| W | WATER |

| LINE TABLE | | |
|------------|-------------|--------|
| NO. | DIRECTION | LENGTH |
| L1 | S00°59'42"W | 5.00' |

PRELIMINARY UTILITY PLAN

Bowman
CONSULTING

CV102

WINERY SUITES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ 85251



dpa
DESIGNERS OF
PROGRESSIVE
ARCHITECTURE
7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480.941.4828
www.dpaarchitects.com

| REVISION INFORMATION | | |
|----------------------|--------------|-------|
| #: | Description: | Date: |
| | | |
| | | |
| | | |
| | | |

drawn by: DAB/NAM
project no.: 1054.02
date: 11/12/2018

WINERY SUITES OF SCOTTSDALE
A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA, BEING A
PART OF LOTS 1-3, BLOCK 2, DUHAME HEIGHTS UNIT 1, AS RECORDED IN
BOOK 34 OF MAPS, PAGE 19 AND SITUATED IN THE NORTHEAST QUARTER
OF SECTION 27 T2N, R4E, G.& S.R.B.M, MARICOPA COUNTY, ARIZONA

OWNER

FASCO Investments, LLC
919 E. Tekoa Avenue
Gilbert, AZ 85298

LAND SURVEYOR'S CERTIFICATION

This is to certify that:

1. I am a Land Surveyor registered to practice in Arizona;
2. This plat was made under my direction;
3. This plat meets the "Minimum Standards for Arizona Land Boundary Surveys";
4. The survey and division of the subject property described and platted hereon were made during the Month of August, 2018;
5. The survey is true and complete as shown;
6. Monuments shown actually exist;
7. Their positions are correctly shown; and
8. Said monuments are sufficient to enable the survey to be retraced.

Thomas L. Rope, R.L.S. 21081

FEMA CERTIFICATION

The current FEMA Flood Insurance Rate Map (FIRM) for this area, Map No. 04013C2235L as published by FEMA on October 16, 2013, designates the property lies in Flood Hazard Zone X. (Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood.)

BASIS OF BEARINGS

The Basis of Bearings shown hereon is the monument line of First Street, being South 89° 58' 45" East as taken from the plat of Duham Heights Unit 1, recorded in Book 34 of Maps, Page 19.

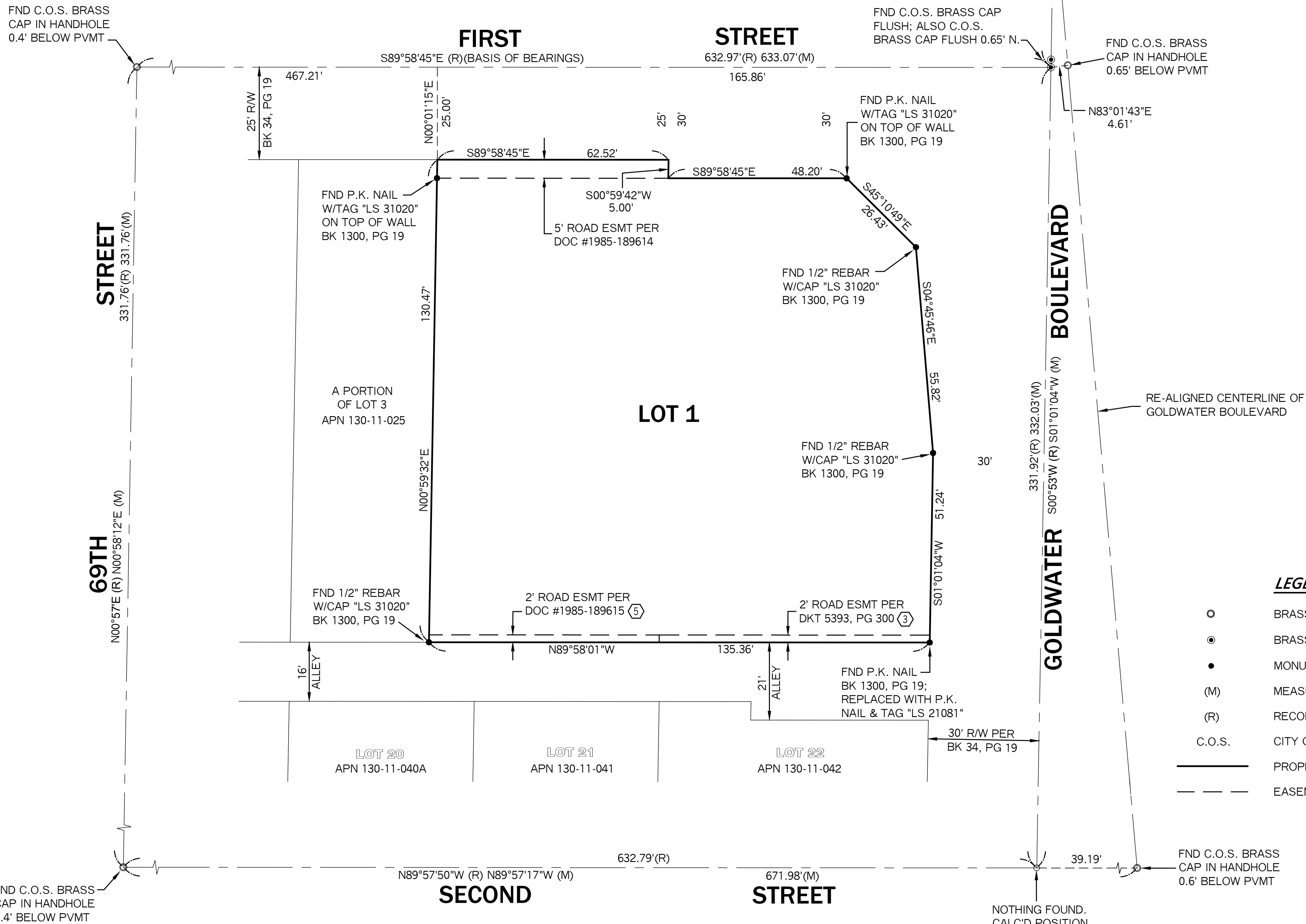
REFERENCE DOCUMENTS

DUHAME HEIGHTS UNITS 1 Book 34 maps, page 19

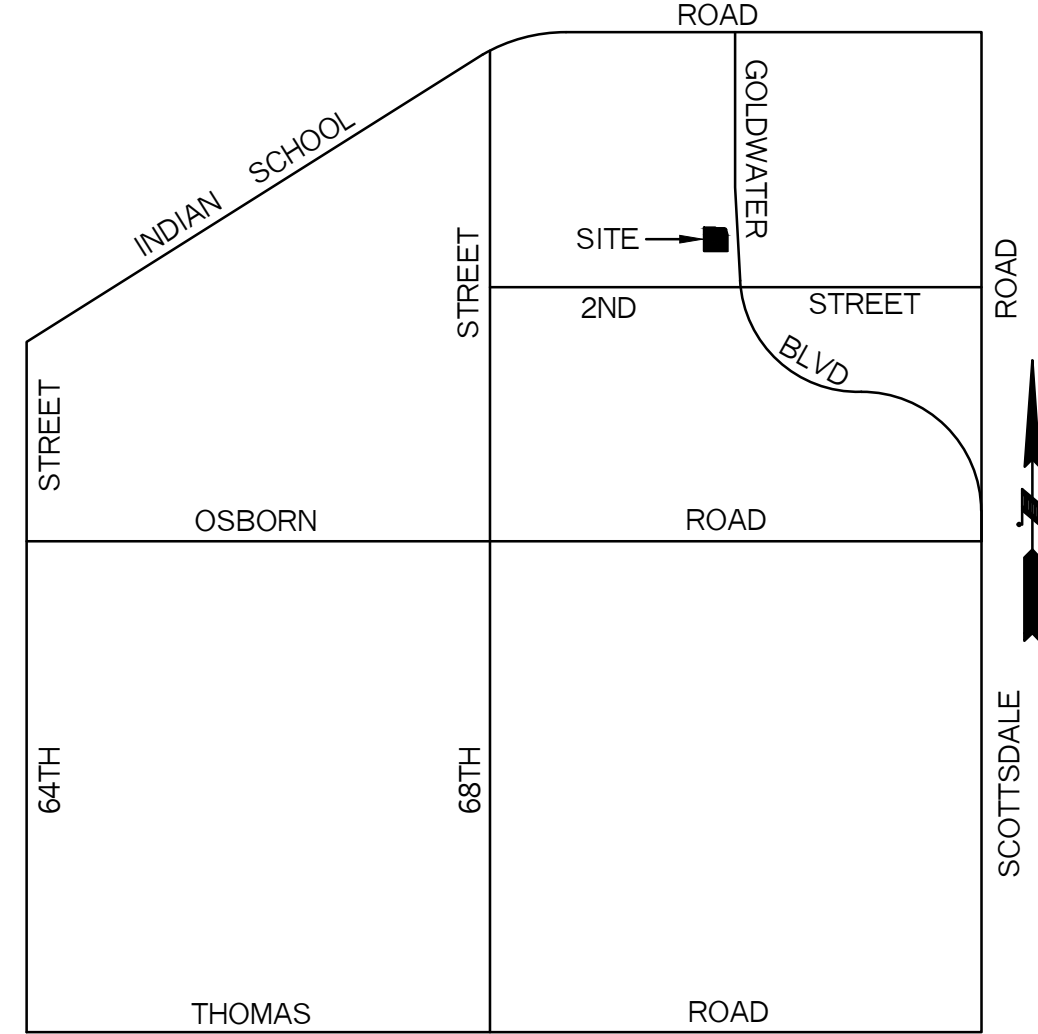
RECORD OF SURVEY Book 1300 maps, page 19

AREA

16,861 S.F. 0.3870 AC.

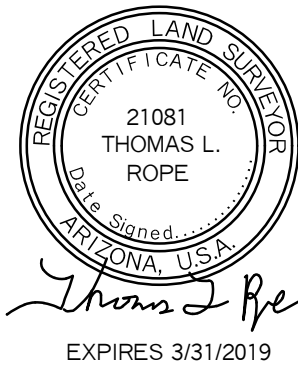
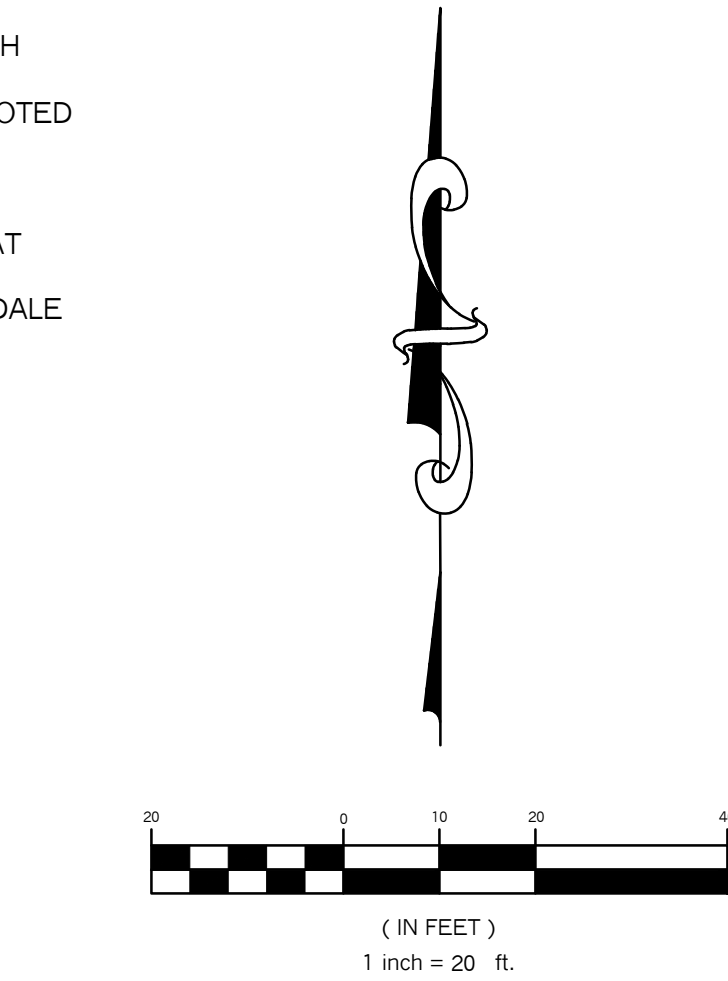


VICINITY MAP



LEGEND

- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- (M) MEASURED
- (R) RECORD PER PLAT
- C.O.S. CITY OF SCOTTSDALE
- PROPERTY LINE
- - - EASEMENT LINE



DEDICATION

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

Know All Men By These Presents:

Fascco Investments, LLC, an Arizona limited liability company, owner, has assembled Lots 1 and 2 and a portion of Lot 3, Block 2 of "Duham Heights Unit 1", a subdivision recorded in Book 34 of Maps, page 19 and being a portion of the Northwest quarter of Section 27, Township 2 North, Range 4 East, Gila & Salt River Base & Meridian, Maricopa County, Arizona as shown and platted hereon and hereby publishes this plat as and for the plat of a property assemblage, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets and easements constituting same, and that the lot and streets shall be known by the number or name given each respectively on said plat. Fascco Investments, LLC, as owner, hereby dedicates to the public for use as such, the streets and easements shown on said plat and included in the above described premises.

In witness whereof:

Fascco Investments, LLC, an Arizona limited liability company, as legal owner, has hereunto affixed its signature this _____ day of _____, 2018.

By: _____
Ross Fasano, Managing Member

ACKNOWLEDGMENT

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

On this, the _____ day of _____, 2018, before me the undersigned, appeared and acknowledged himself to be Ross Fasano, the Managing Member of Fascco Investments, LLC, an Arizona Limited liability company, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in the name of the company by himself as Managing Member.

In witness whereof:

I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

APPROVALS

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual Specifications.

By: _____
Chief Development Officer Date

This subdivision has been reviewed for compliance with development standards of the City of Scottsdale. Staff Approval Cases No. 7-DR-2016, and all case related stipulations.

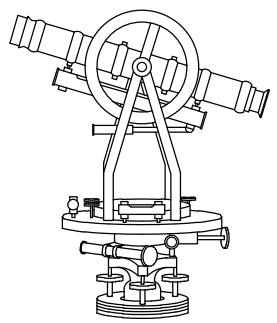
By: _____
Plat Coordinator Date

NOTES

1. This plat is located within the City of Scottsdale Water Service Area and has been designated as having an assured water supply.
2. Construction within the public utility easements, except by public agencies and utility companies, shall be limited to wood, wire or removable section-type fencing and must be in constructed in conformance with applicable CC&R's and design guidelines.
3. Electric lines are to be constructed underground as required by Arizona Corporation Commission General Order U-48.
4. All new or relocated utilities will be constructed underground as required by the Arizona Corporation Commission general Order U-28.
5. Parcel 1 is zoned S-R and Parcel 2 is zoned C-2 under the City of Scottsdale Zoning Ordinance.
6. Affidavits of Correction or Amendment type letters concerning this plat are not valid. There will be no revisions to this plat without Plat Coordinators approval.

WINERY SUITES OF SCOTTSDALE

| | |
|------------|-------------|
| Drawn By: | Thomas Rope |
| Date: | AUG 2018 |
| Job No.: | 18016 |
| Sheet No.: | 1 of 1 |



Land Survey Services PLC
Thomas L. Rope, R.L.S.
3160 North 302nd Lane
Buckeye, AZ 85396-3196
Phone No. 602.703.7010
LandSurveyServices@cox.net

LEGAL DESCRIPTION

LOT COMBINATION

That portion of Lots 1, 2 and 3, of Block 2, DUHAME HEIGHTS UNIT 1, as recorded in Book 34 of Maps, page 19, Official Records, lying within of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Lot 1;

Thence North 89° 58' 01" West along the South line of said Lots 1, 2 and 3 a distance of 135.36 feet to the West line of the East 12.5 feet of Lot 3;

Thence North 00° 59' 32" East along said West line a distance of 130.47 feet to the North line of Lot 3;

Thence South 89° 58' 45" East along the North line of Lots 2 and 3 a distance of 62.52 feet to the Northeast corner of Lot 2;

Thence South 00° 59' 42" West along the East line of Lot 2 a distance of 5.00 feet to the South line of the North 5.00 feet of Lot 1;

Thence South 89° 58' 45" East along said South line a distance of 48.20 feet to an intersection with the southwesterly line of that Parcel described in Warranty Deed per Document No. 1994-358588, Official records;

Thence South 45° 10' 49" East along said southwesterly line a distance of 26.43 feet;

Thence continuing South 04° 45' 46" East along the westerly line of said Parcel a distance of 55.82 feet to the East line of Lot 1;

Thence South 01° 01' 04" West along said East line a distance of 51.24 feet to the **POINT OF BEGINNING**.

Containing 16,862 sq. ft. or 0.3871 acres



Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396

Expires 3-31-2019

Job No. 18016

24-ZN-2018
11/14/18

A portion of Lots 1, 2 and 3, of Block 2, DUHAME HEIGHTS UNIT 1, as recorded in Book 34 of Maps, page 19, Official Records, lying within of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona



LEGAL DESCRIPTION

LOT COMBINATION

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BEGINNING at the Southwest corner of said Lot 1;

Thence North 89° 58' 01" West along the South line of said Lots 1, 2 and 3 a distance of 135.36 feet to the West line of the East 12.5 feet of Lot 3;

Thence North 00° 59' 32" East along said West line a distance of 130.47 feet to the North line of Lot 3;

Thence South 89° 58' 45" East along the North line of Lots 2 and 3 a distance of 62.52 feet to the Northeast corner of Lot 2;

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Thence South 89° 58' 45" East along said South line a distance of 48.20 feet to an intersection with the southwesterly line of that Parcel described in Warranty Deed per Document No. 1994-358588, Official records;

Thence South 45° 10' 49" East along said southwesterly line a distance of 26.43 feet;

Thence continuing South 04° 45' 46" East along the westerly line of said Parcel a distance of 55.82 feet to the East line of Lot 1;

Thence South 01° 01' 04" West along said East line a distance of 51.24 feet to the **POINT OF BEGINNING**.

Containing 16,862 sq. ft. or 0.3871 acres



Land Survey Services PLC
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Buckeye, AZ 85396

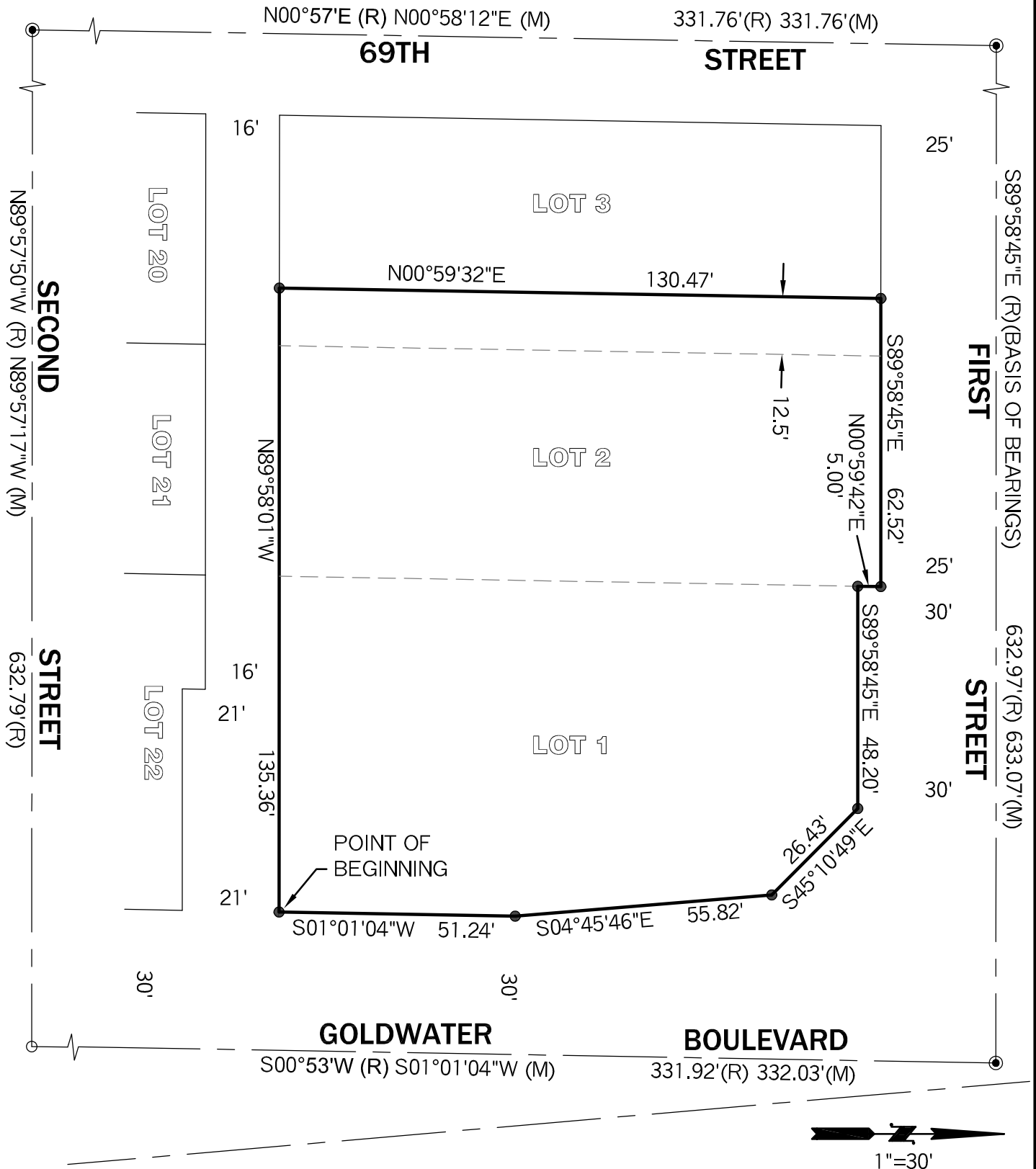
Expires 3-31-2019

Job No. 18016

24-ZN-2018
11/14/18

EXHIBIT

A portion of Lots 1, 2 and 3, of Block 2, DUHAME HEIGHTS UNIT 1, as recorded in Book 34 of Maps, page 19, Official Records, lying within of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona



WINERY SUITES OF SCOTTSDALE
A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA, BEING A
PART OF LOTS 1-3, BLOCK 2, DUHAME HEIGHTS UNIT 1, AS RECORDED IN
BOOK 34 OF MAPS, PAGE 19 AND SITUATED IN THE NORTHEAST QUARTER
OF SECTION 27 T2N, R4E, G.& S.R.B.M, MARICOPA COUNTY, ARIZONA

OWNER

FASCO Investments, LLC
919 E. Tekoa Avenue
Gilbert, AZ 85298

LAND SURVEYOR'S CERTIFICATION

This is to certify that:

1. I am a Land Surveyor registered to practice in Arizona;
2. This plat was made under my direction;
3. This plat meets the "Minimum Standards for Arizona Land Boundary Surveys";
4. The survey and division of the subject property described and platted hereon were made during the Month of August, 2018;
5. The survey is true and complete as shown;
6. Monuments shown actually exist;
7. Their positions are correctly shown; and
8. Said monuments are sufficient to enable the survey to be retraced.

Thomas L. Rope, R.L.S. 21081

FEMA CERTIFICATION

The current FEMA Flood Insurance Rate Map (FIRM) for this area, Map No. 04013C2235L as published by FEMA on October 16, 2013, designates the property lies in Flood Hazard Zone X. (Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood.)

BASIS OF BEARINGS

The Basis of Bearings shown hereon is the monument line of First Street, being South 89° 58' 45" East as taken from the plat of Duham Heights Unit 1, recorded in Book 34 of Maps, Page 19.

REFERENCE DOCUMENTS

DUHAME HEIGHTS UNITS 1 Book 34 maps, page 19

RECORD OF SURVEY Book 1300 maps, page 19

AREA

16,861 S.F. 0.3870 AC.

PARENT PARCEL LEGAL DESCRIPTION

Parcel 1:

Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19.

EXCEPT the following described property:

A portion of Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19, described as follows:

Commencing at the Northwest corner of said Lot 1;
Thence North 89 degrees 12 minutes 48 seconds East (an assumed baring) along the North line of said Lot 1 a distance of 43.15 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 89 degrees 12 minutes 48 seconds a distance of 9.76 feet to the beginning of a curve concave to the Southwest, the center of which bears South 00 degrees 09 minutes 45 seconds West a distance of 20.00 feet;
Thence Southeasterly along the Southwesterly line of Parcel No. 2 as described in Docket 5393, page 300, records of Maricopa County, Arizona and the arc of said curve through a central angle of 89 degrees 03 minutes 03 seconds a distance of 31.08 feet to a point of tangency;
Thence South 00 degree 09 minutes 45 seconds West along the East line of said Lot 1 a distance of 59.20 feet;
Thence North 05 degrees 25 minutes 59 seconds West a distance of 55.84 feet;
Thence North 46 degrees 11 minutes 35 seconds West a distance of 33.52 feet to the TRUE POINT OF BEGINNING, and

EXCEPT any portion conveyed to the City of Scottsdale, in instrument recorded in Document No. 2016-512135.

Parcel 2:

Lot 2 and the East 12.5 feet of Lot 3, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, Page 19.

DEDICATION

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

Know All Men By These Presents:

Fassco Investments, LLC, an Arizona limited liability company, owner, has assembled Lots 1 and 2 and a portion of Lot 3, Block 2 of "Duham Heights Unit 1", a subdivision recorded in Book 34 of Maps, page 19 and being a portion of the Northwest quarter of Section 27, Township 2 North, Range 4 East, Gila & Salt River Base & Meridian, Maricopa County, Arizona as shown and platted hereon and hereby publishes this plat as and for the plat of a property assemblage, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets and easements constituting same, and that the lot and streets shall be known by the number or name given each respectively on said plat. Fassco Investments, LLC, as owner, hereby dedicates to the public for use as such, the streets and easements shown on said plat and included in the above described premises.

In witness whereof:

Fassco Investments, LLC, an Arizona limited liability company, as legal owner, has hereunto affixed its signature this _____ day of _____, 2018.

By: _____
Ross Fasano, Managing Member

ACKNOWLEDGMENT

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

On this, the _____ day of _____, 2018, before me the undersigned, appeared and acknowledged himself to be Ross Fasano, the Managing Member of Fassco Investments, LLC, an Arizona Limited liability company, and that he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained by signing in the name of the company by himself as Managing Member.

In witness whereof:

I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

APPROVALS

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual Specifications.

By: _____
Chief Development Officer Date

This subdivision has been reviewed for compliance with development standards of the City of Scottsdale. Staff Approval Cases No. 7-DR-2016, and all case related stipulations.

By: _____
Plat Coordinator Date

NOTES

1. This plat is located within the City of Scottsdale Water Service Area and has been designated as having an assured water supply.
2. Construction within the public utility easements, except by public agencies and utility companies, shall be limited to wood, wire or removable section-type fencing and must be in constructed in conformance with applicable CC&R's and design guidelines.
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6. Affidavits of Correction or Amendment type letters concerning this plat are not valid. There will be no revisions to this plat without Plat Coordinators approval.

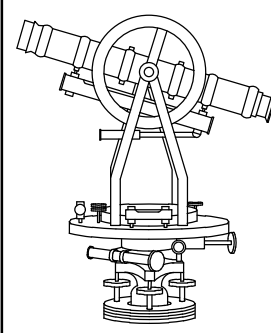
WINERY SUITES OF SCOTTSDALE

Drawn By: Thomas Rope

Date: AUG 2018

Job No.: 18016

Sheet No.: 1 of 1



Land Survey Services PLC

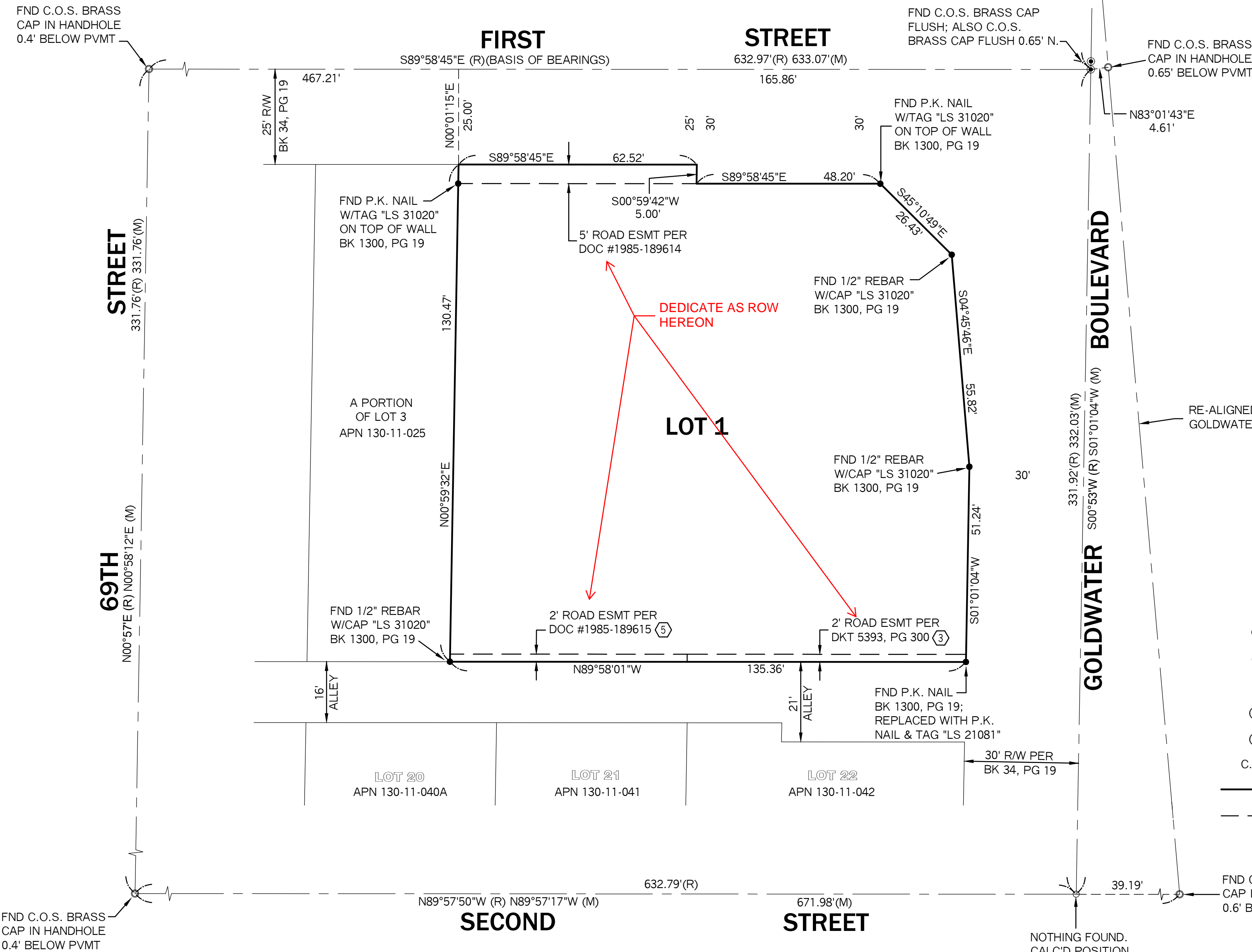
Thomas L. Rope, R.L.S.

3160 North 302nd Lane

Buckeye, AZ 85396-3196

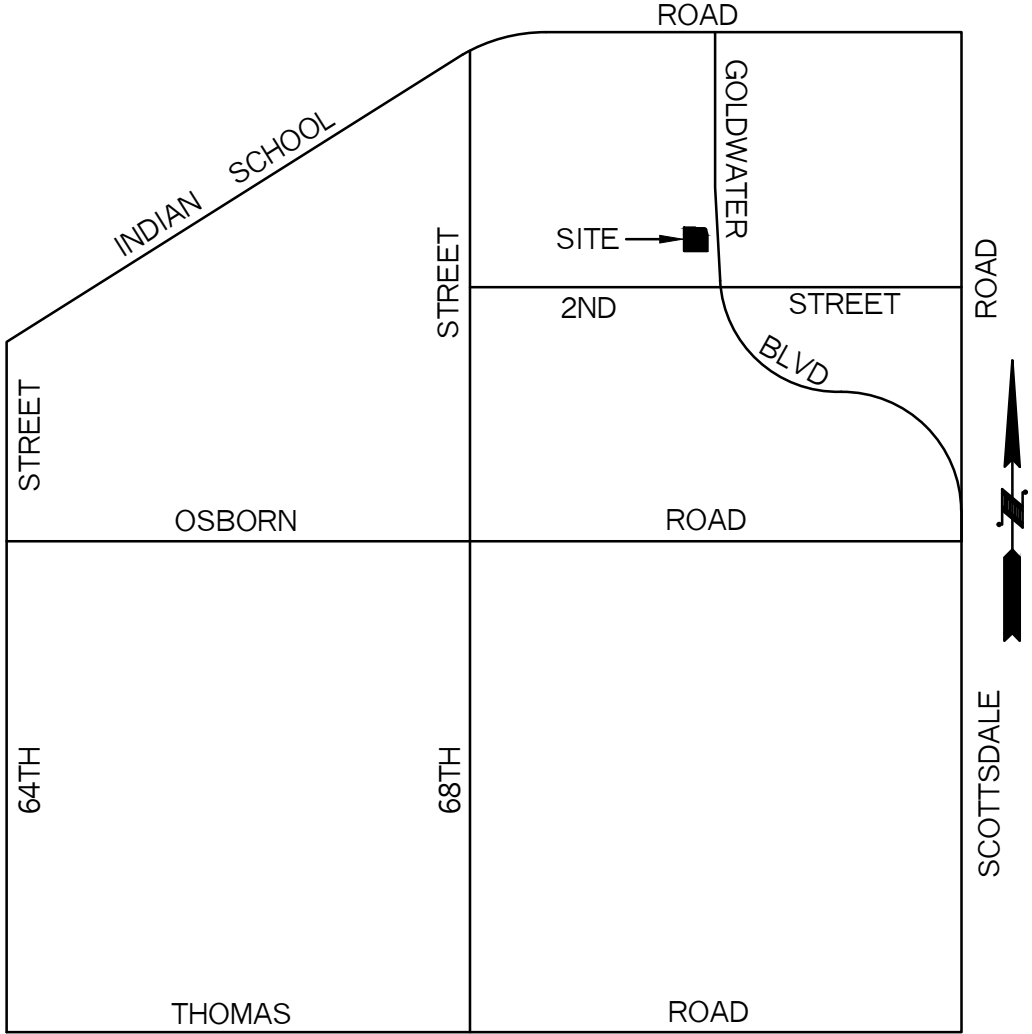
Phone No. 602.703.7010

LandSurveyServices@cox.net



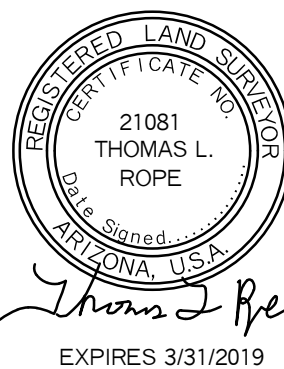
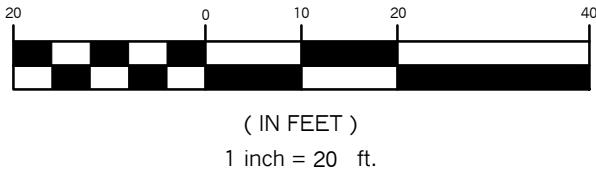
PLATTING TO CONFORM TO CITY STANDARDS

VICINITY MAP



LEGEND

- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- (M) MEASURED
- (R) RECORD PER PLAT
- C.O.S. CITY OF SCOTTSDALE
- PROPERTY LINE
- - - EASEMENT LINE



LEGAL DESCRIPTION

LOT COMBINATION

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Thence South 45° 10' 49" East along said southwesterly line a distance of 26.43 feet;

Thence continuing South 04° 45' 46" East along the westerly line of said Parcel a distance of 55.82 feet to the East line of Lot 1;

Thence South 01° 01' 04" West along said East line a distance of 51.24 feet to the **POINT OF BEGINNING**.

Containing 16,862 sq. ft. or 0.3871 acres



Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396

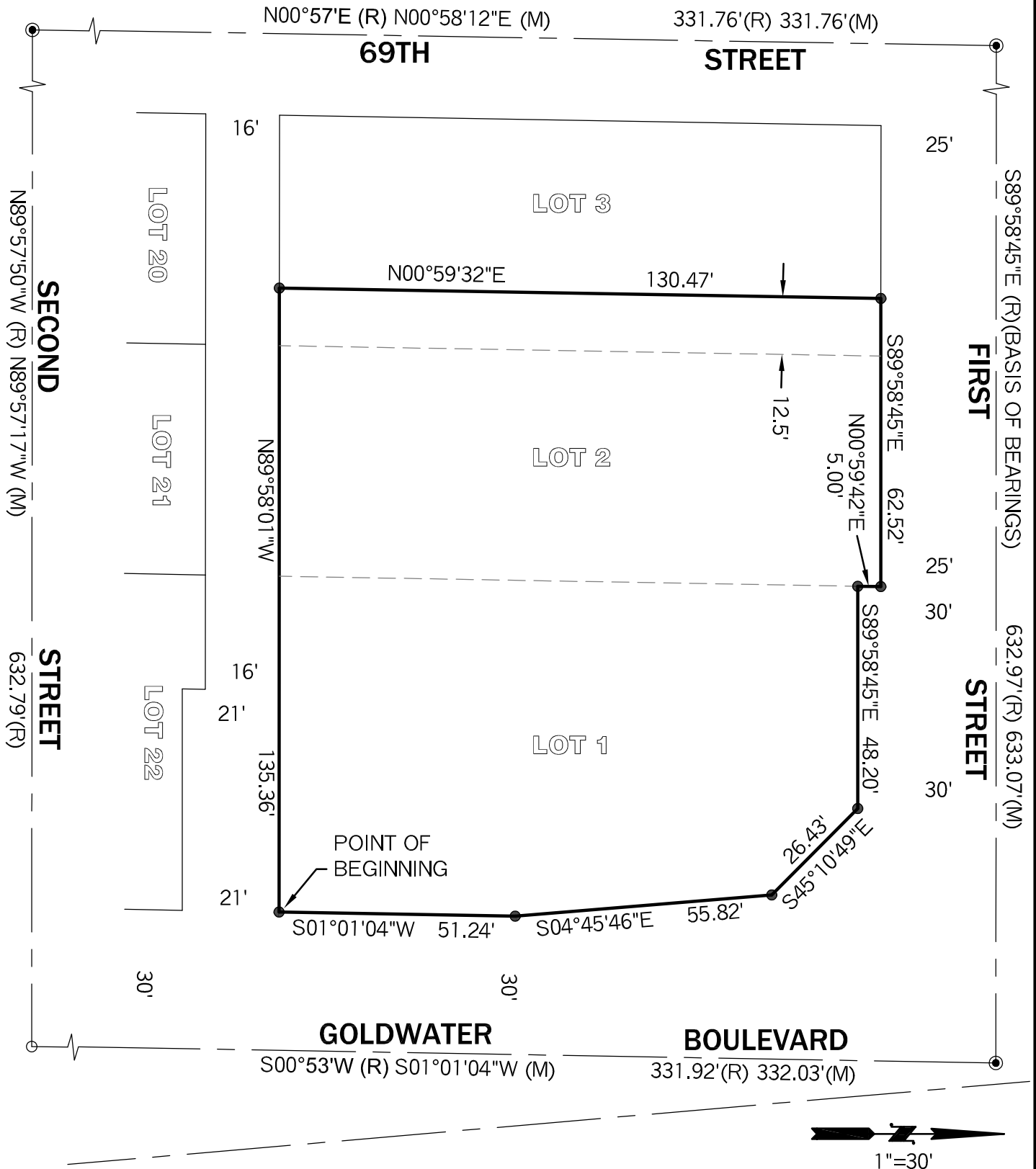
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24-ZN-2018
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EXHIBIT

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LEGAL DESCRIPTION

LOT COMBINATION

That portion of Lots 1, 2 and 3, of Block 2, DUHAME HEIGHTS UNIT 1, as recorded in Book 34 of Maps, page 19, Official Records, lying within of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Lot 1;

Thence North 89° 58' 01" West along the South line of said Lots 1, 2 and 3 a distance of 135.36 feet to the West line of the East 12.5 feet of Lot 3;

Thence North 00° 59' 32" East along said West line a distance of 130.47 feet to the North line of Lot 3;

Thence South 89° 58' 45" East along the North line of Lots 2 and 3 a distance of 62.52 feet to the Northeast corner of Lot 2;

Thence South 00° 59' 42" West along the East line of Lot 2 a distance of 5.00 feet to the South line of the North 5.00 feet of Lot 1;

Thence South 89° 58' 45" East along said South line a distance of 48.20 feet to an intersection with the southwesterly line of that Parcel described in Warranty Deed per Document No. 1994-358588, Official records;

Thence South 45° 10' 49" East along said southwesterly line a distance of 26.43 feet;

Thence continuing South 04° 45' 46" East along the westerly line of said Parcel a distance of 55.82 feet to the East line of Lot 1;

Thence South 01° 01' 04" West along said East line a distance of 51.24 feet to the **POINT OF BEGINNING**.

Containing 16,862 sq. ft. or 0.3871 acres



Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396

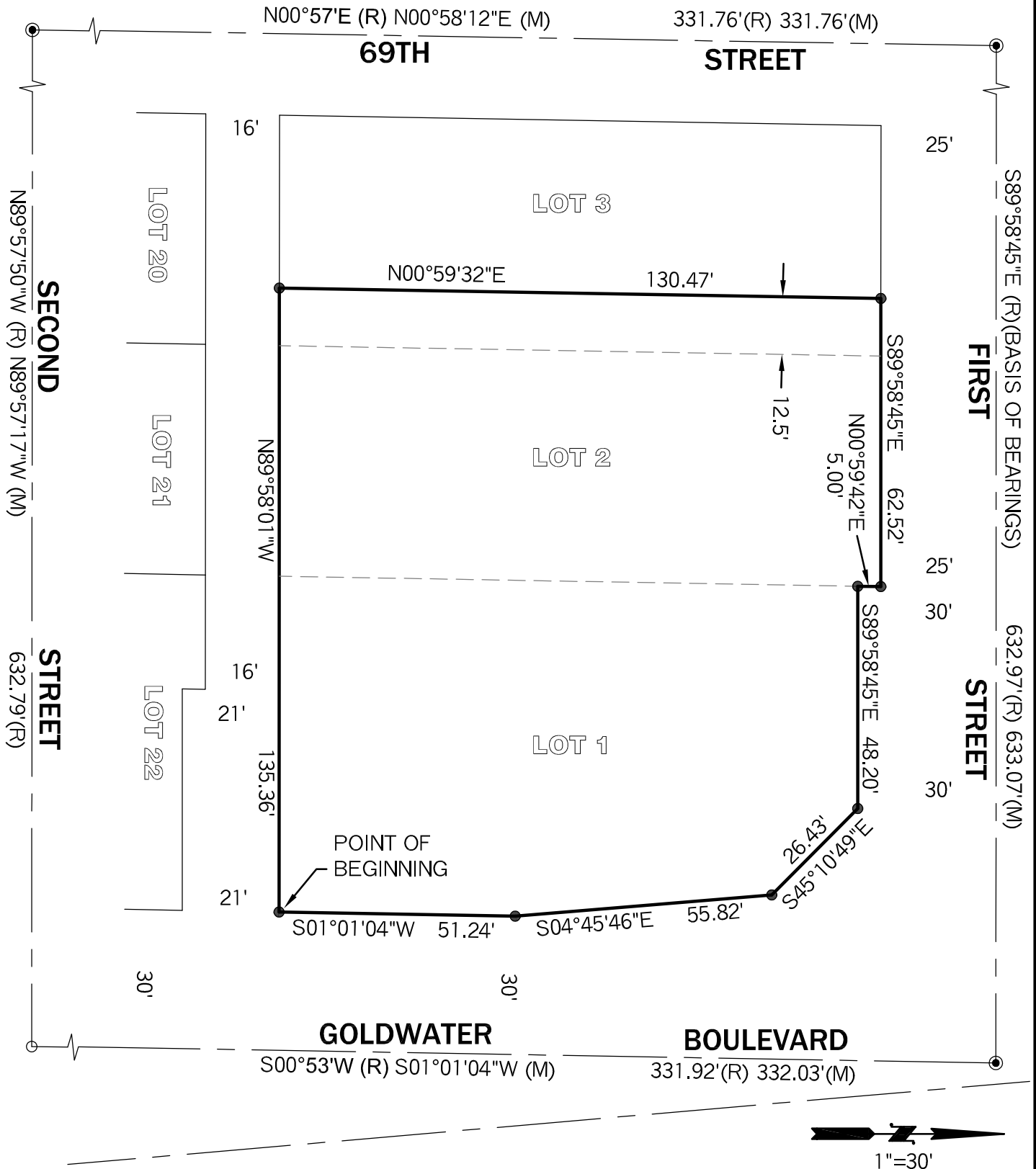
Expires 3-31-2019

Job No. 18016

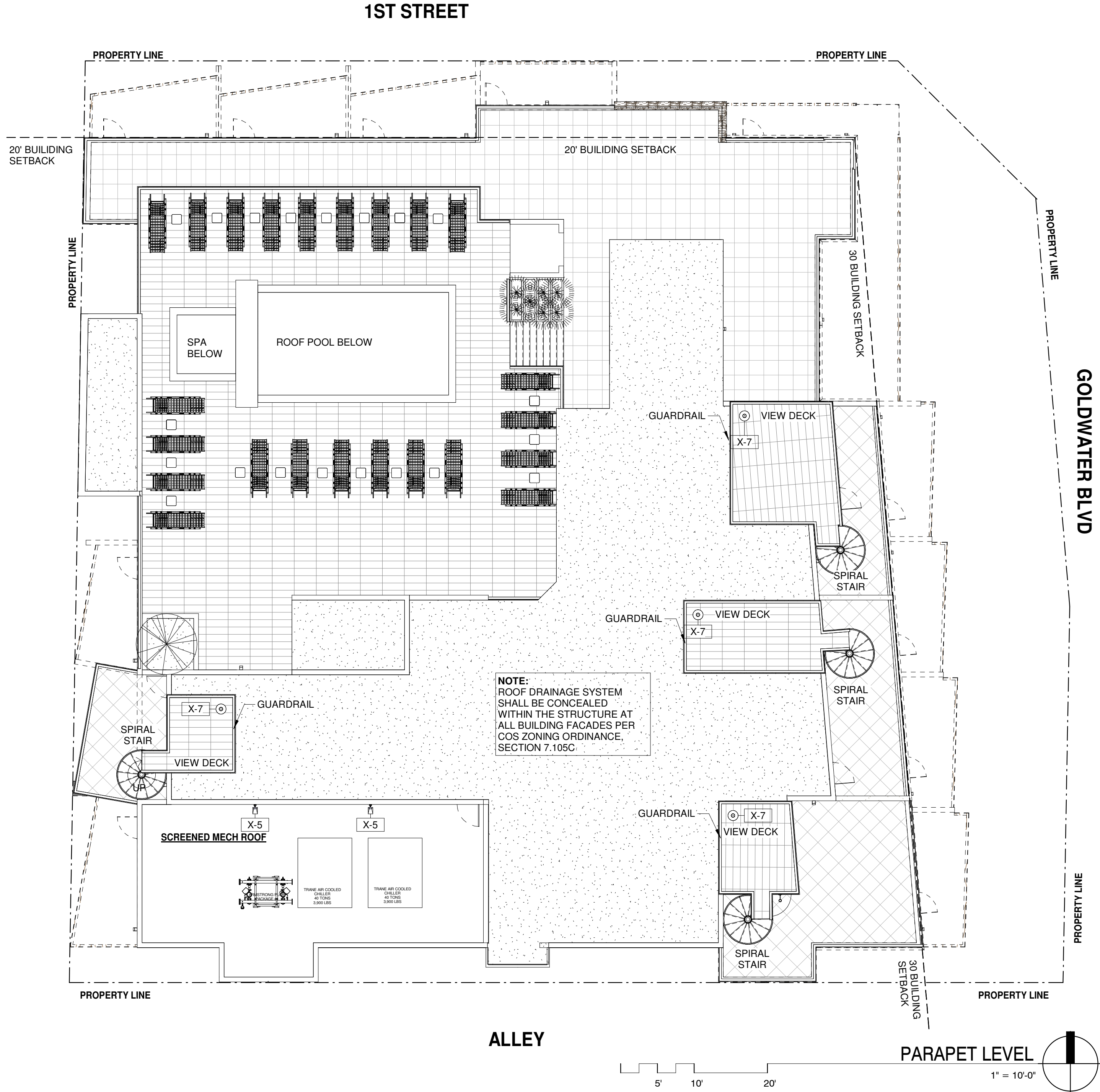
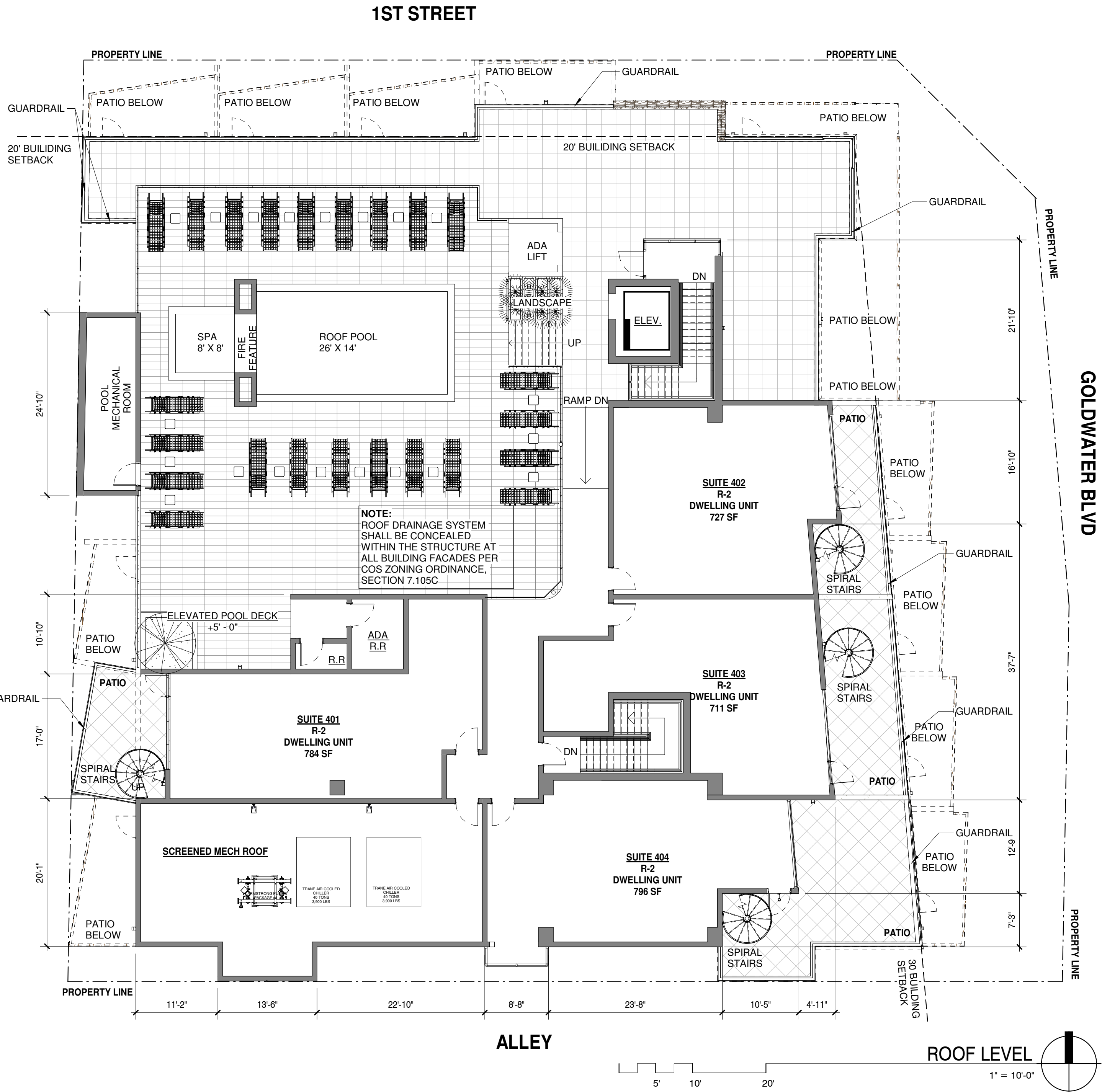
24-ZN-2018
11/14/18

EXHIBIT

A portion of Lots 1, 2 and 3, of Block 2, DUHAME HEIGHTS UNIT 1, as recorded in Book 34 of Maps, page 19, Official Records, lying within of the Northeast quarter of Section 27, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona



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FLOOR PLANS - ROOF LEVEL / PARAPET LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
PRE-APP CASE #486 - PA - 2018

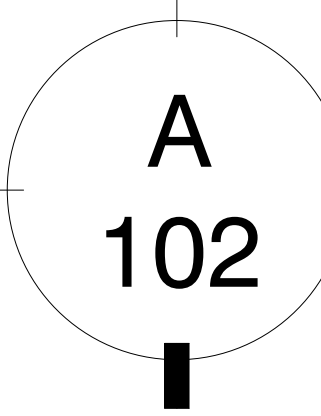
WINERY SUITES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



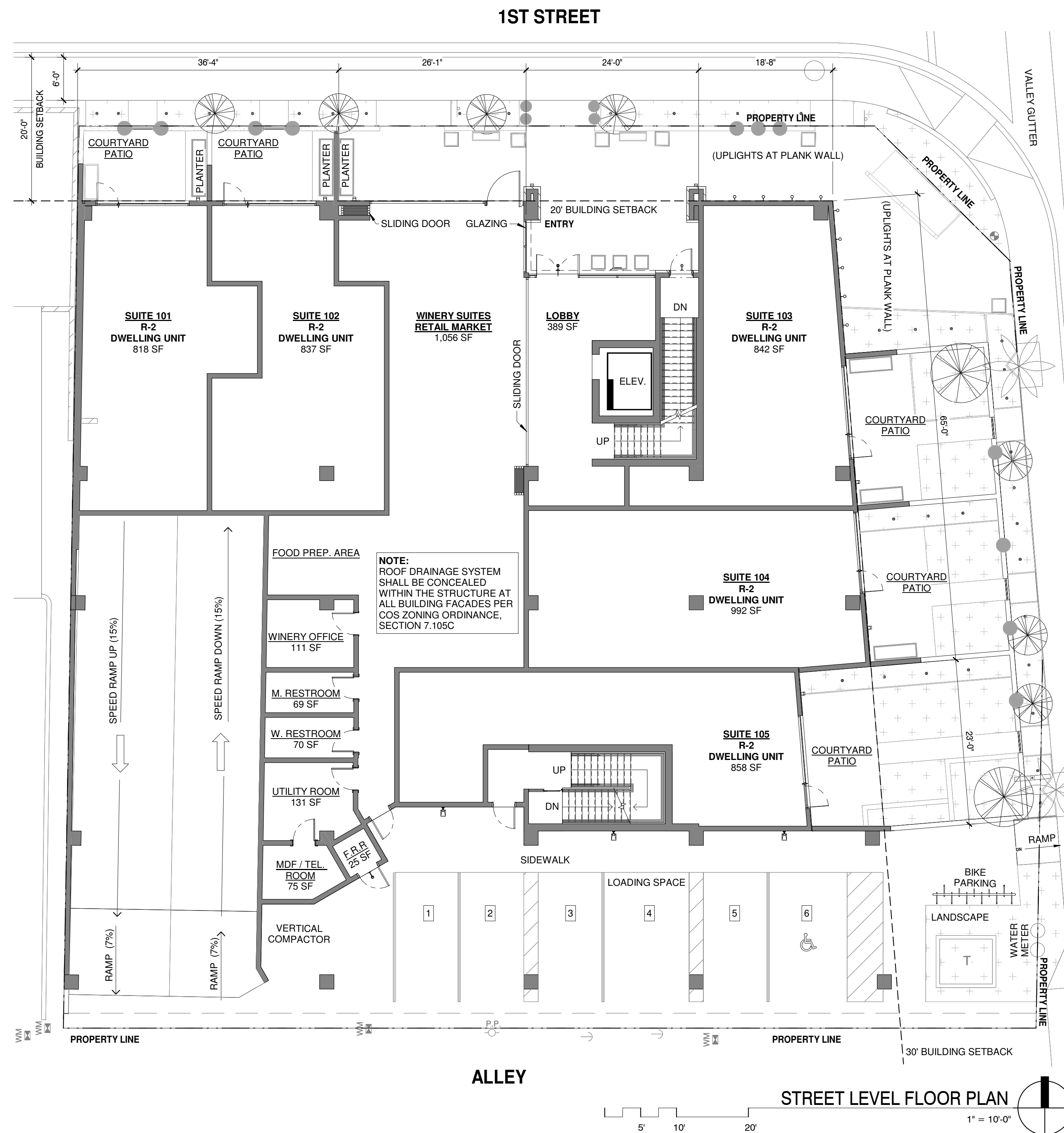
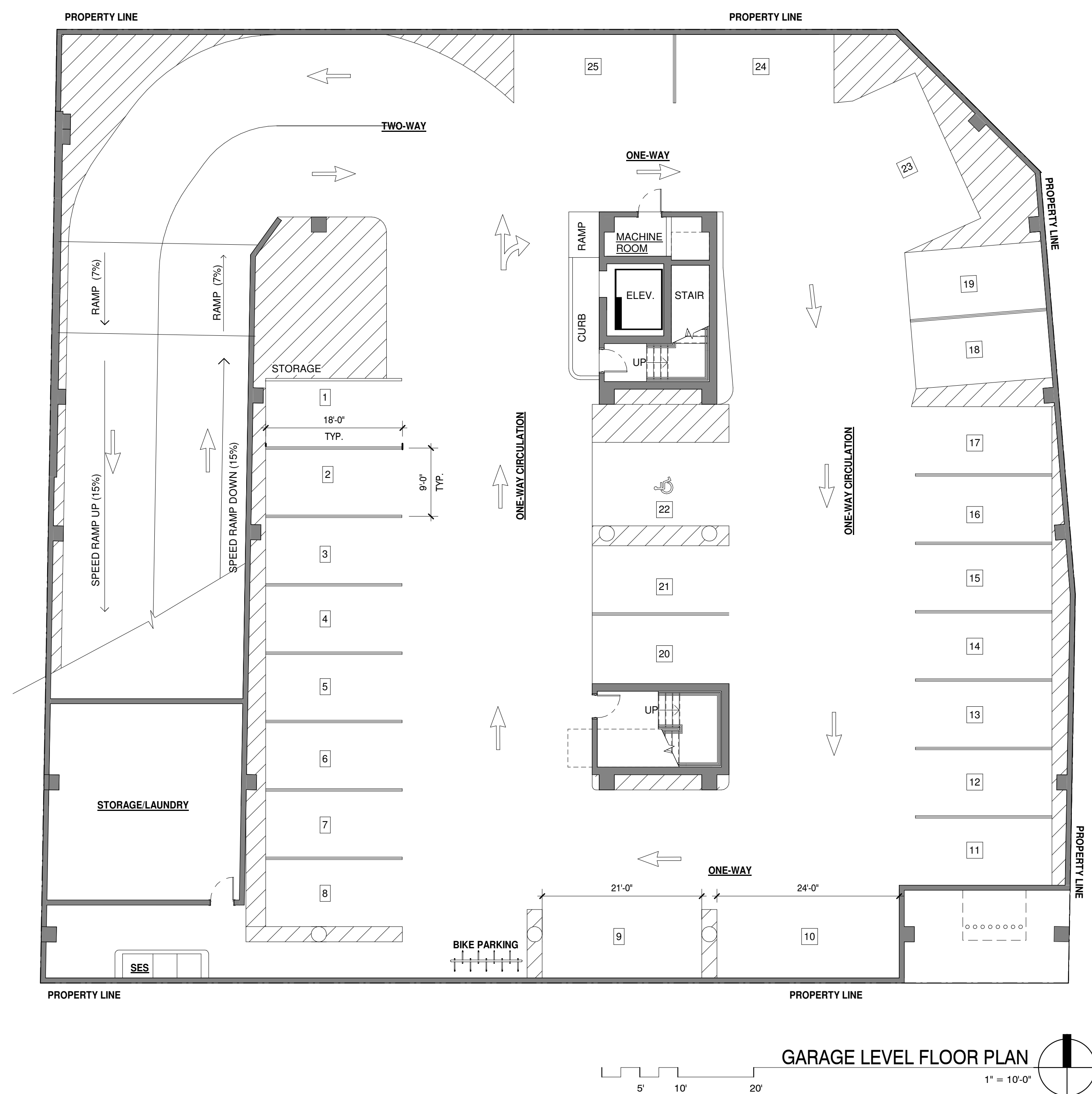
dpa
DESIGNERS OF
PROGRESSIVE
ARCHITECTURE
7878 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

| REVISION INFORMATION | | |
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drawn by: YT
project no.: 18024
date: 11/13/18



24-ZN-2018
11/14/18




FLOOR PLANS - GARAGE LEVEL / STREET LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
PRE-APP CASE #486 - PA - 2018



expires 30 june 2011



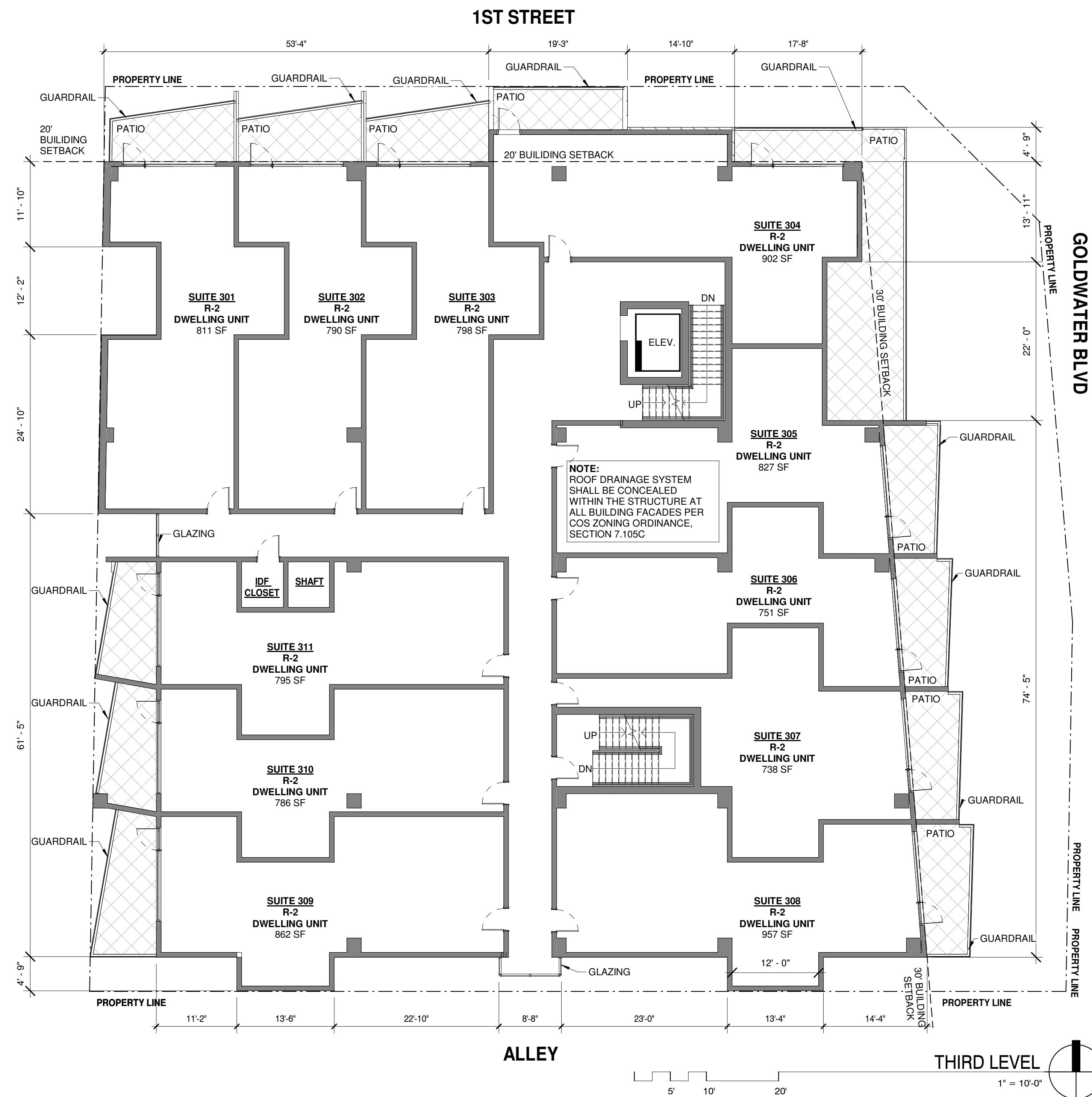
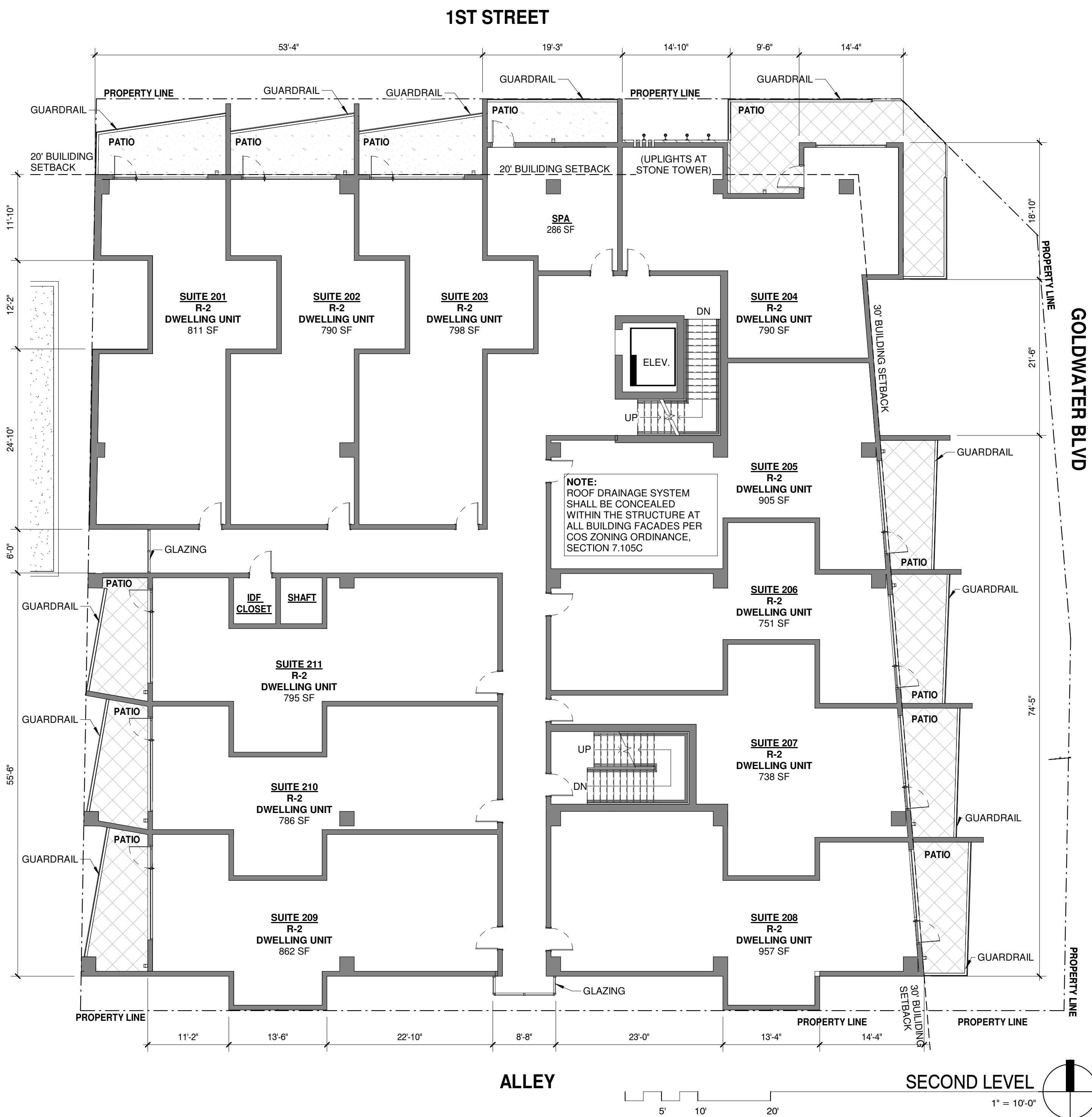
dpaw
DESIGNERS OF
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7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222

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| project no.: | 18024 |
| date: | 11/13/18 |

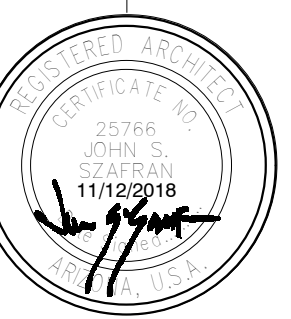
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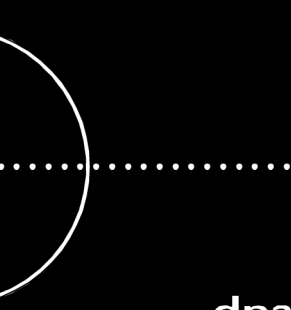
FLOOR PLANS - 2ND LEVEL / 3RD LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
PRE-APP CASE #486 - PA - 2018

WINERY SUITES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



Expires 30 June 2019



**DESIGNERS OF
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272 e indian school rd ste 214
cottsdale, arizona 85251
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REVISION INFORMATION

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Drawn by: Y.T.

project no.: 18024

ate: 11/13/18

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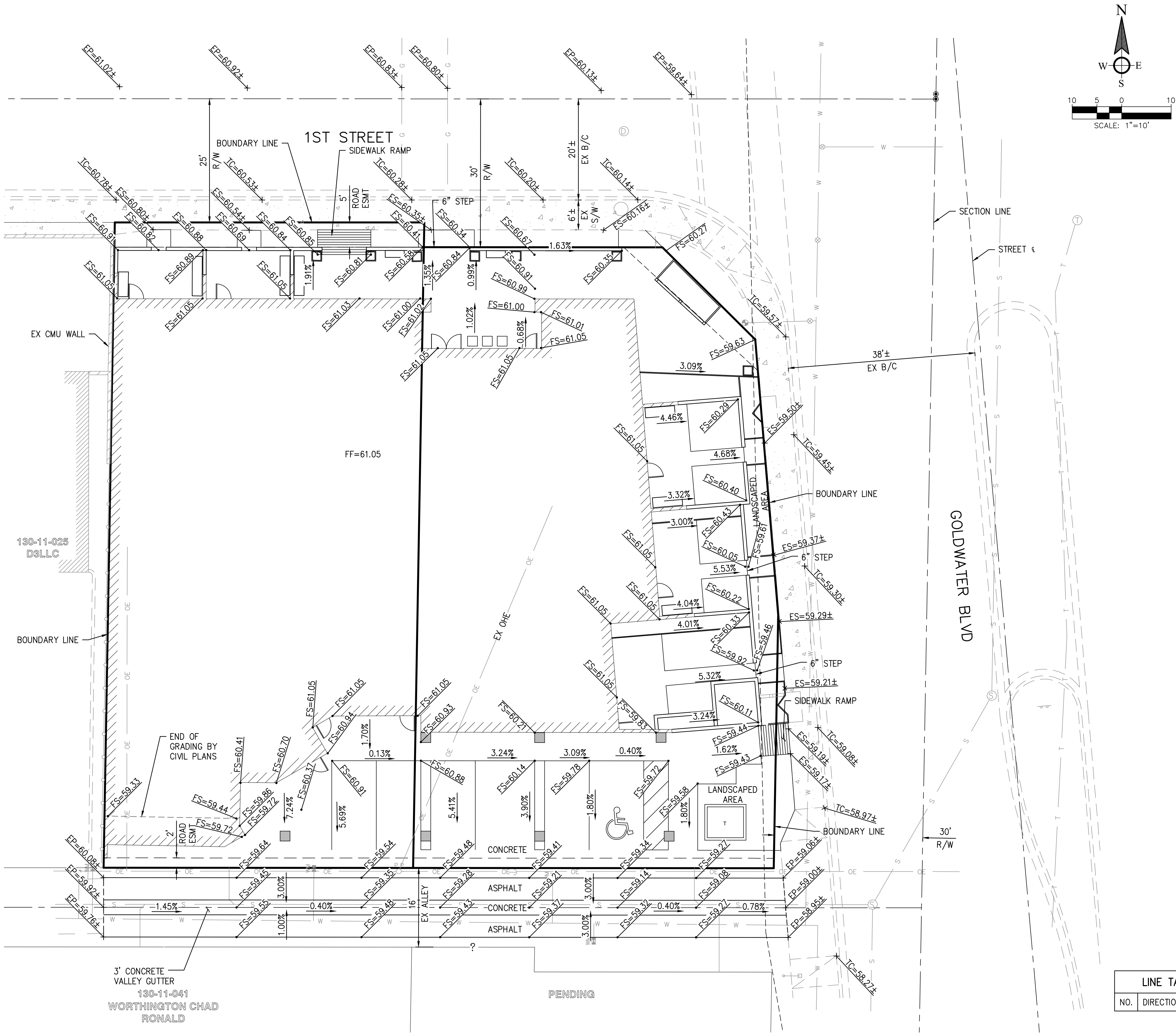
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24-ZN-2018

11/14/18

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LEGEND

- FS FINISHED SURFACE
- ES EXISTING SURFACE
- EP EXISTING PAVEMENT
- TC EXISTING TOP OF CURB
- CL CENTERLINE
- PL PROPERTY LINE
- ESMT EASEMENT
- FF FINISHED FLOOR
- CMU CONCRETE MASONRY UNIT
- R/W RIGHT-OF-WAY
- B/C BACK OF CURB

| LINE TABLE | | |
|------------|-----------|--------|
| NO. | DIRECTION | LENGTH |
| | | |

PRELIMINARY GRADING PLAN

Bowman
CONSULTING

CV101

WINERY SUITES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ 85251

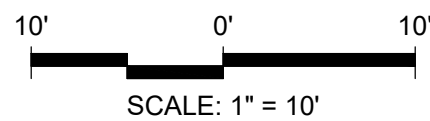


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drawn by: DAB/NAM
project no.: 1054.02
date: 11/9/2018

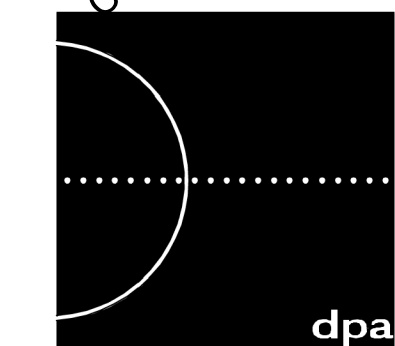
PLOT DATE 8/27/2018 9:07:42 AM



A diagram of a circle with the label "L101" in the center. There are four tick marks on the circumference: one at the top, one on the left, one at the bottom, and one on the right.

1. Planting area
2. Raised steel planter
3. Raised CMU planter w/ stone veneer
4. Fiberglass planter
5. Site pottery
6. Paver patio
7. Synthetic turf
8. Limit of overhead patio
9. Existing city sign to remain
10. Laser cut steel fence to match architectural panels on building
11. Bicycle rack
12. Patio wall 3" HT
13. Patio gate
14. Side walk ramp
15. Step
16. Existing tree grate
17. Existing city catch basin to remain

WINERY SUITES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE,AZ.85251



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scottsdale, arizona 85251
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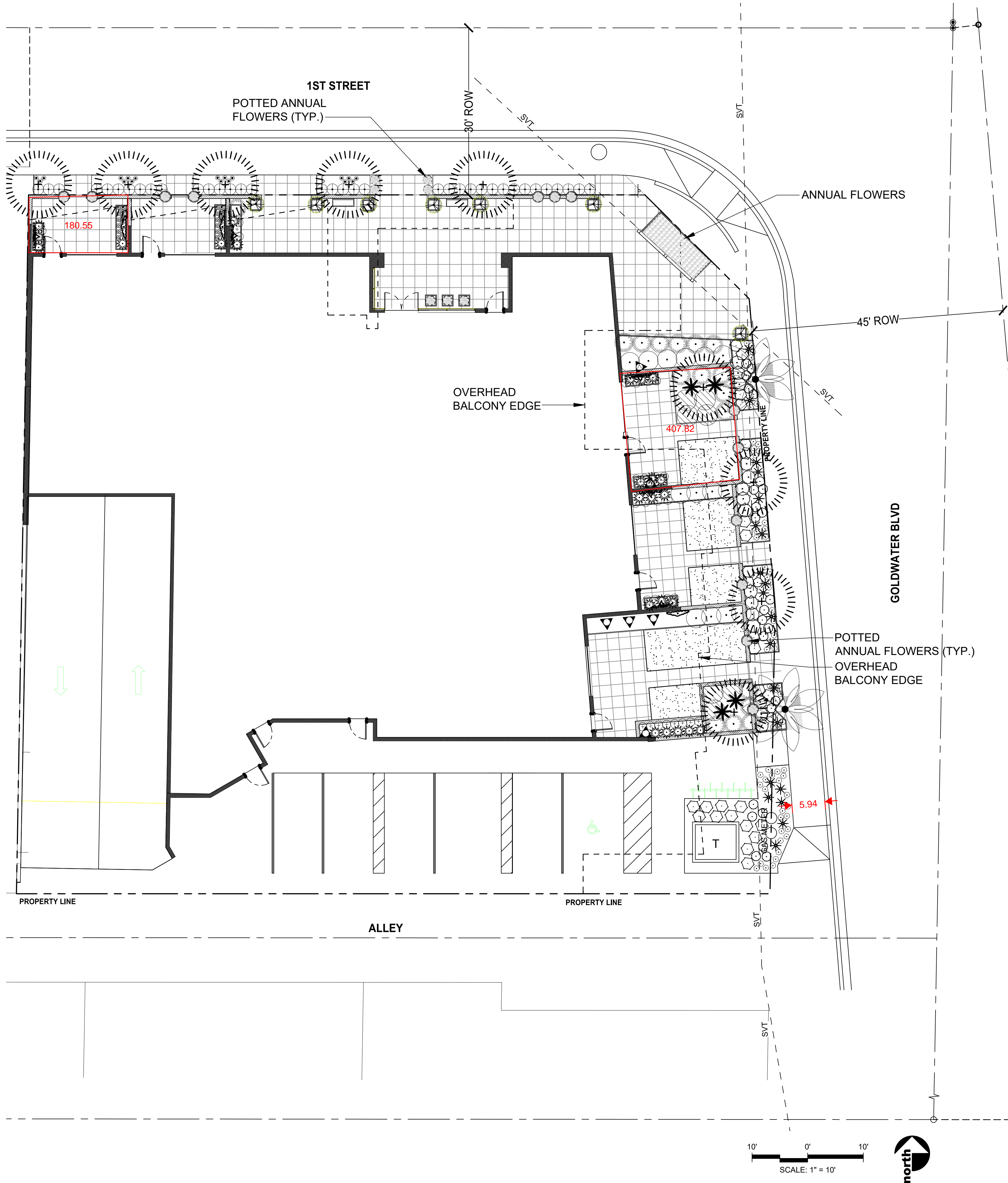
REVISION INFORMATION

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| drawn by: | team |
| project no.: | 1054.03 |
| date: | 2018-11-13 |

L101

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| PLANT SCHEDULE | | | | |
|---------------------|--|----------------------------|---------|--------|
| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | Acacia aneura | Mulga | 3" Cal. | 9 |
| | Cupressus sempervirens 'Tiny Tower' TM | Tiny Tower Italian Cypress | 5 gal. | 7 |
| | Washingtonia species | Fan Palm | --- | 2 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | Agave desmettiana | Smooth Agave | 5 gal. | 4 |
| | Aloe x 'Blue Elf' | Aloe | 1 gal. | 26 |
| | Callistemon citrinus 'Little John' | Dwarf Bottle Brush | 1 gal. | 15 |
| | Chrysactinia mexicana | Damianita | 1 gal. | 26 |
| | Dietes vegeta | Fortnight Lily | 1 gal. | 24 |
| | Dodonaea viscosa | Hopseed Bush | 5 gal. | 14 |
| | Eremophila hygrophana 'Blue Bells' | Blue Bells Emu | 5 gal. | 26 |
| | Hesperaloe parviflora 'Brakelights' TM | Brakelights Yucca | 1 gal. | 20 |
| | Ilex vomitoria 'Stokes Dwarf' | Dwarf Yaupon | 5 gal. | 36 |
| | Russelia equisetiformis | Coral Fountain Plant | 5 gal. | 17 |
| | Tetranneuris acaulis | Angelita Daisy | 1 gal. | 59 |
| ANNUALS/PERENNIALS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | Annual Flowers | Annual Flowers | 4" | 299 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | Eremophila prostrata 'Outback Sunrise' | Outback Sunrise Emu | 1 gal. | 7 |
| | Trachelospermum asiaticum 'Asiatic' | Asiatic Jasmine | 1 gal. | 29 |
| | Tradescantia pallida | Purple Heart | 1 gal. | 22 |
| VINE/ESPALIER | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | Ficus pumila | Creeping Fig | 15 gal. | 6 |
| | Grewia occidentalis | Lavender Starflower | 15 gal. | 3 |
| | Trachelospermum jasminoides | Star Jasmine | 5 gal. | 5 |
| INERT GROUND COVERS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | Decomposed Granite | 1/2" Madison Gold | sq. ft. | 4,309 |
| | Synthetic Turf | Artificial Grass | sq. ft. | 409 sf |

WINERY SUITES OF SCOTTSDALE

6961 E 1ST ST. SCOTTSDALE, AZ 85251

DESIGNER OF PROGRESSIVE ARCHITECTURE

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Scottsdale, Arizona 85251
Telephone 480 941 4222
www.dpaarchitects.com

REVISION INFORMATION

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drawn by: team

project no.: 1054.03

date: 2018-11-13

LANDSCAPE PLANTING PLAN

2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

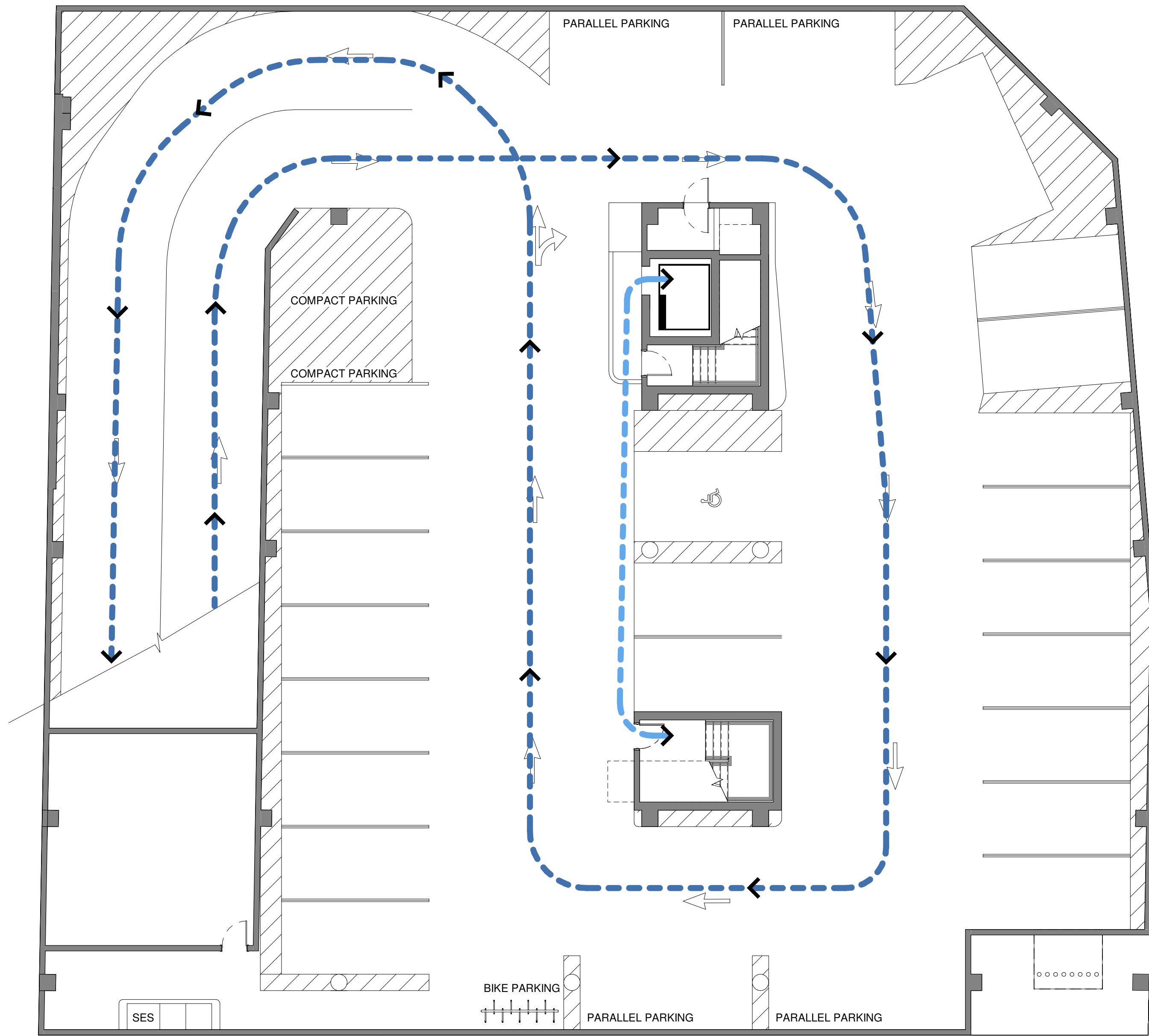
WESTLAND RESOURCES

CITY OF SCOTTSDALE
REZONING DEVELOPMENT SUBMITTAL
PRE-APP CASE #488-PA-2018

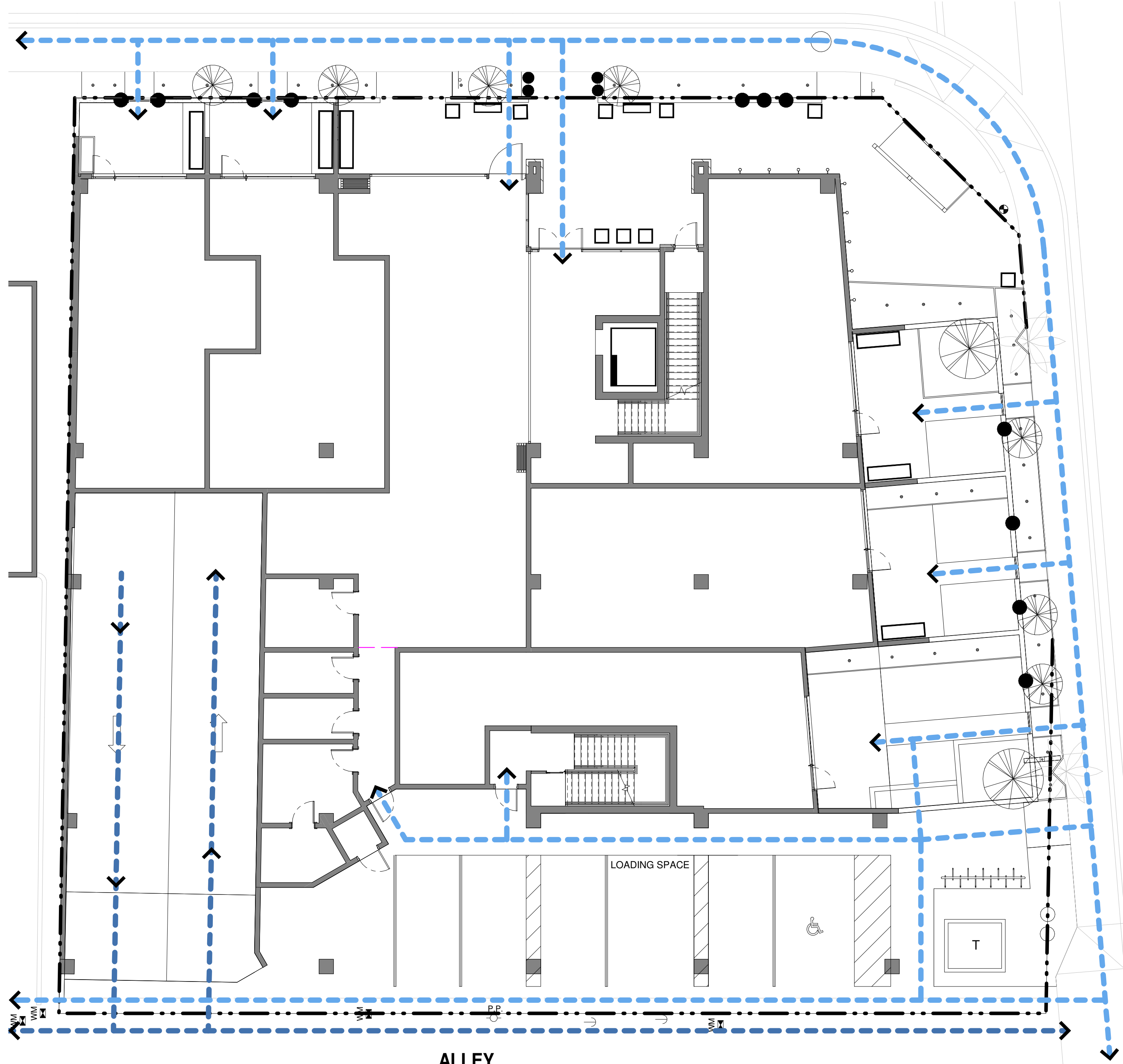
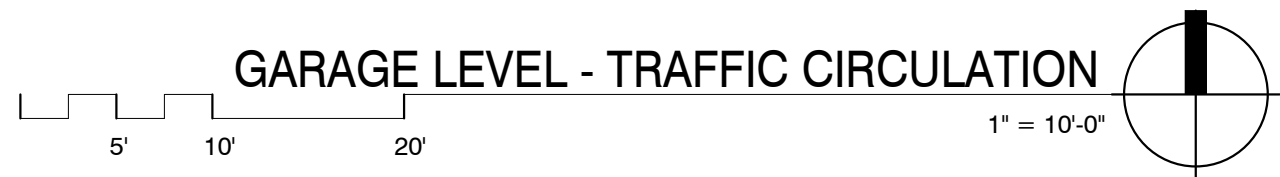
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24-ZN-2018
11/14/18

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ALLEY



ALLEY



PEDESTRIAN AND VEHICULAR CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

PEDESTRIAN AND VEHICULAR CIRCULATION

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
PRE-APP CASE #486 - PA - 2018

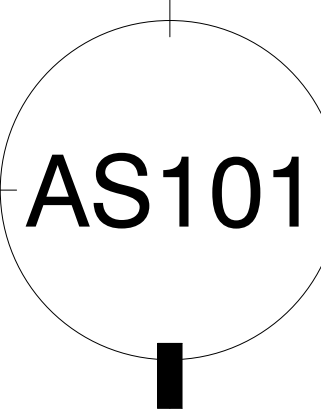
WINERY SUITES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



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drawn by: YT
project no.: 18024
date: 11/13/18



24-ZN-2018
11/14/18

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27
T2N, R4E, G.& S.R.B.M, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTIONS

Parcel 1:

Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19.

EXCEPT the following described property:

A portion of Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19, described as follows:

Commencing at the Northwest corner of said Lot 1;
Thence North 89 degrees 12 minutes 48 seconds East (an assumed bearing) along the North line of said Lot 1 a distance of 43.15 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 89 degrees 12 minutes 48 seconds a distance of 9.76 feet to the beginning of a curve concave to the Southwest, the center of which bears South 00 degrees 09 minutes 45 seconds West a distance of 20.00 feet;
Thence Southeasterly along the Southwesterly line of Parcel No. 2 as described in Docket 5393, page 300, records of Maricopa County, Arizona and the arc of said curve through a central angle of 89 degrees 03' minutes 03 seconds a distance of 31.08 feet to a point of tangency;
Thence South 00 degree 09 minutes 45 seconds West along the East line of said Lot 1 a distance of 59.20 feet;
Thence North 05 degrees 28 minutes 59 seconds West a distance of 55.84 feet;
Thence North 46 degrees 11 minutes 35 seconds West a distance of 33.52 feet to the TRUE POINT OF BEGINNING, and

EXCEPT any portion conveyed to the City of Scottsdale, in instrument recorded in Document No. 2016-512135.

Parcel 2:

Lot 2 and the East 12.5 feet of Lot 3, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, Page 19.

SCHEDULE B EXCEPTIONS

- Taxes for the full year of 2017. (The first half is due October 1, 2017 and is delinquent November 1, 2017. The second half is due March 1, 2018 and is delinquent May 1, 2018.)
- The liabilities and obligations imposed upon said land by reason of: (a) Inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said Land.
- An easement for highway and public utility and incidental purposes, recorded as Docket 5393, page 300 of Official Records.
- An easement for right of way and incidental purposes, recorded as 85-189614 of Official Records.
- An easement for alleyway and incidental purposes, recorded as 85-189615 of Official Records.
- All matters as set forth in Record of Survey recorded as Book 1300 of Maps, page 19 of Official Records. (Prepared by LS 31020)
- An unrecorded lease executed by Joe Phillips LLC, a New Mexico limited liability company as lesser and Lawrence Dunham Vineyards LLC, an Arizona limited liability company as lessee as disclosed to the Company.
- A deed of trust to secure an indebtedness in the original principal amount of \$1,012,500.00 recorded August 30, 2017 as Document No. 2017-0640650 of Official Records.
- An Assignment of Rents recorded August 30, 2017 as 2017-0640651 of Official Records, as additional security for the payment of the Indebtedness secured by the Deed of Trust recorded August 30, 2017 as 2017-0640650 of Official Records.

NOTES

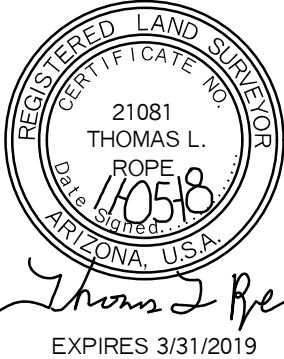
- This survey is based upon a title commitment prepared by Chicago Title Insurance Company, File No. 12-176514, dated August 30, 2017.
- This property subject to all restrictions, covenants, conditions, easements and other matters of record affecting this property.
- Parcel 1 is zoned S-R and Parcel 2 is zoned C-2 by the City of Scottsdale.
- The Basis of Bearings shown hereon is the monument line of First Street, being South 89° 58' 45" East as taken from the plat of this subdivision.
- © Copyright 2018. These drawings are an instrument of service and are the property of Land Survey Services. No reproduction or use of design concepts are allowed without written permission of Land Survey Services. Any violation of this copyright shall be subject to legal action.

CERTIFICATION

To Chicago Title Insurance Company, Rosario E Fasano and the City of Scottsdale:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b)(1)(c)(1), 8, 9, 11, 14, 16 and 20 from Table A thereof. The field work was completed on March 21 and updated November 5, 2018.

Thomas L. Rope, R.L.S. No. 21081

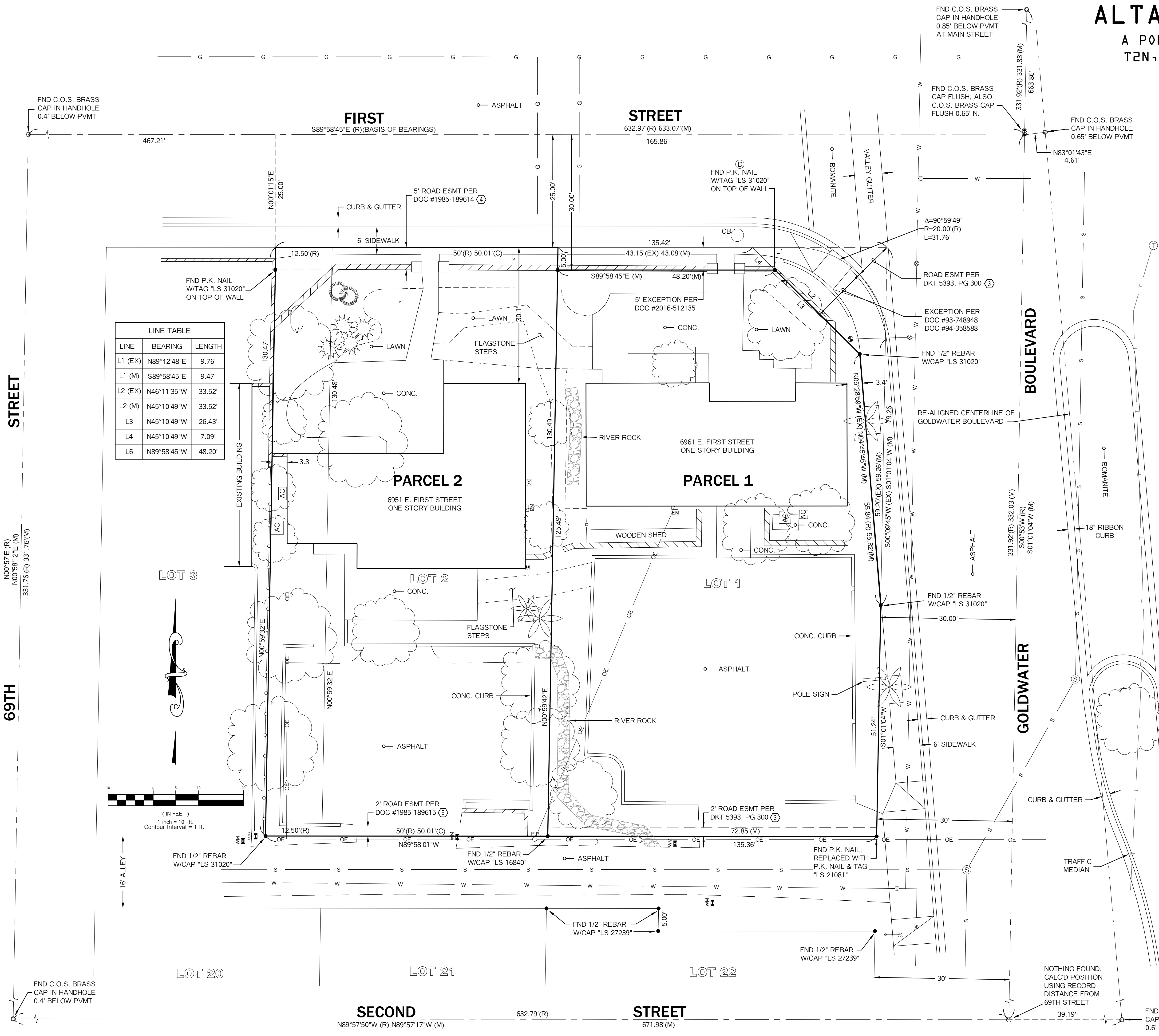


Land Survey Services PLC

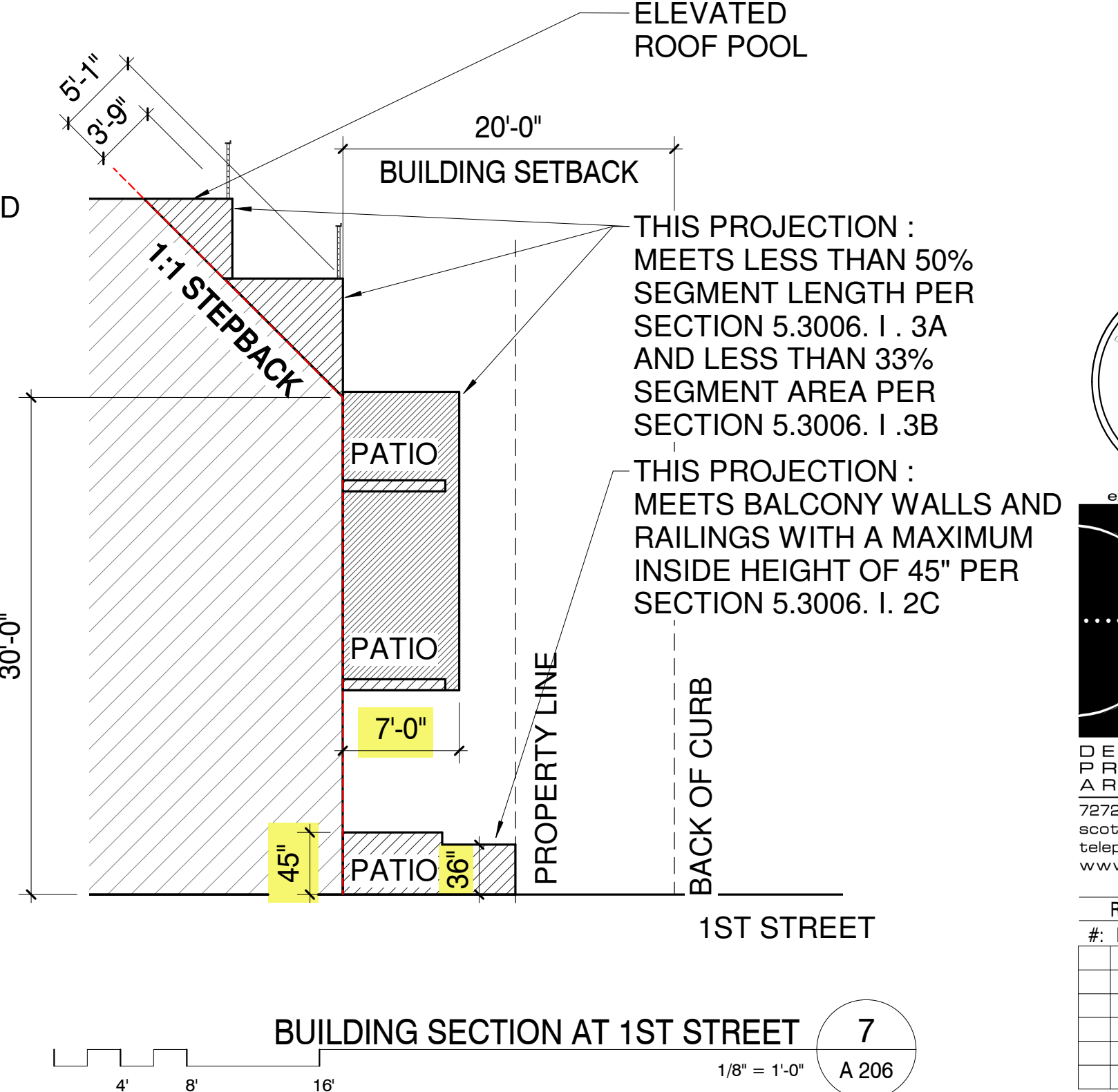
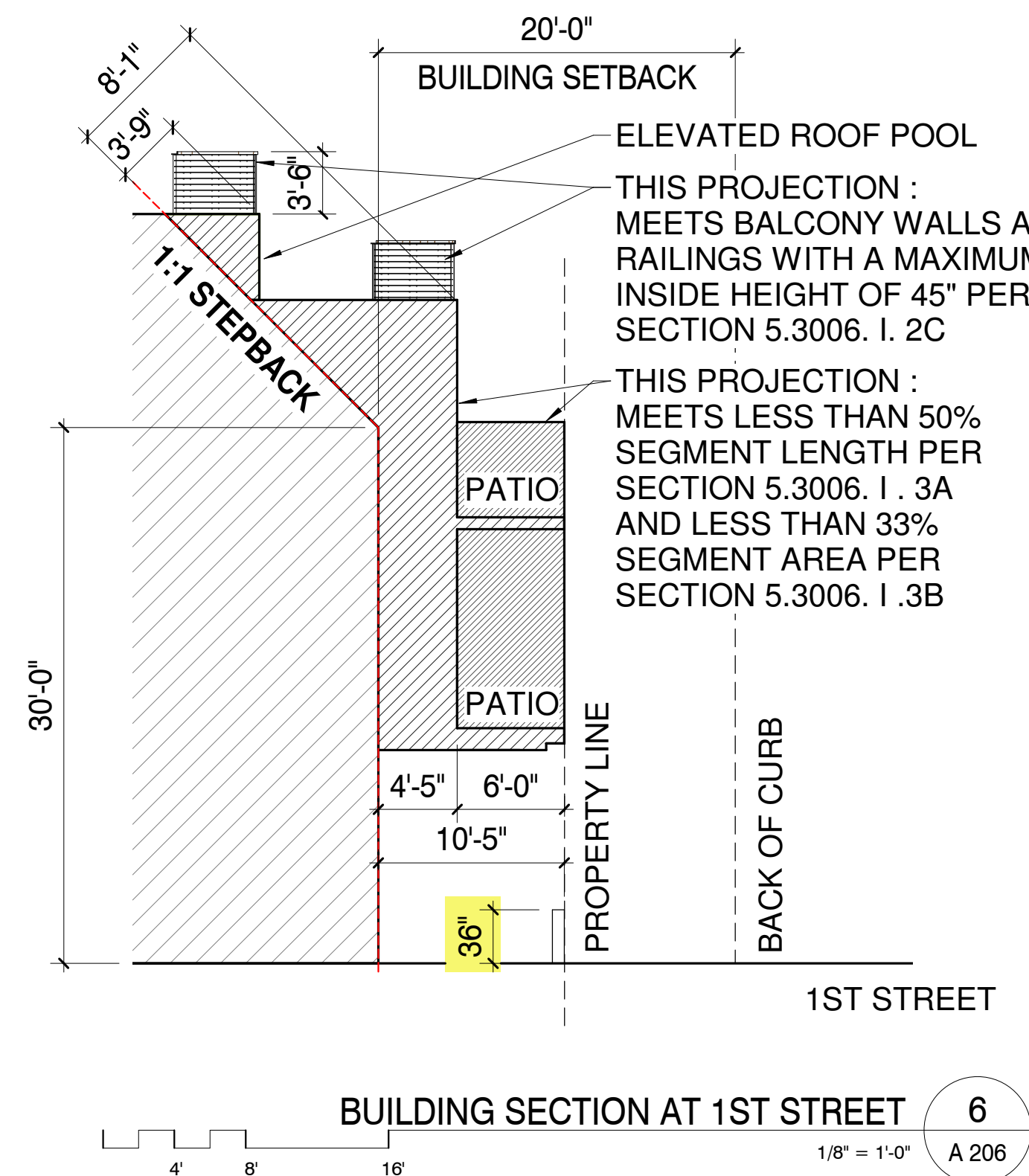
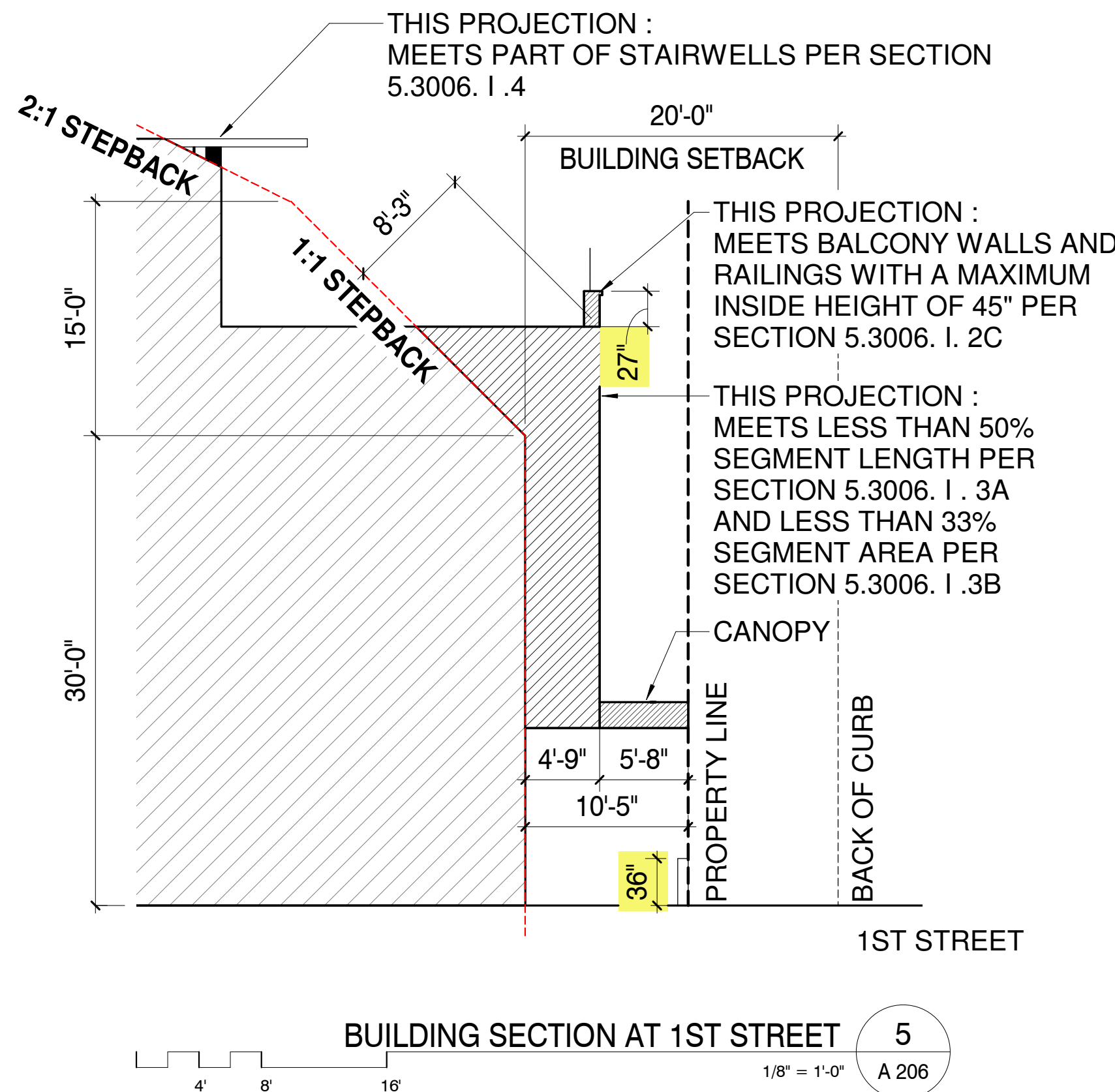
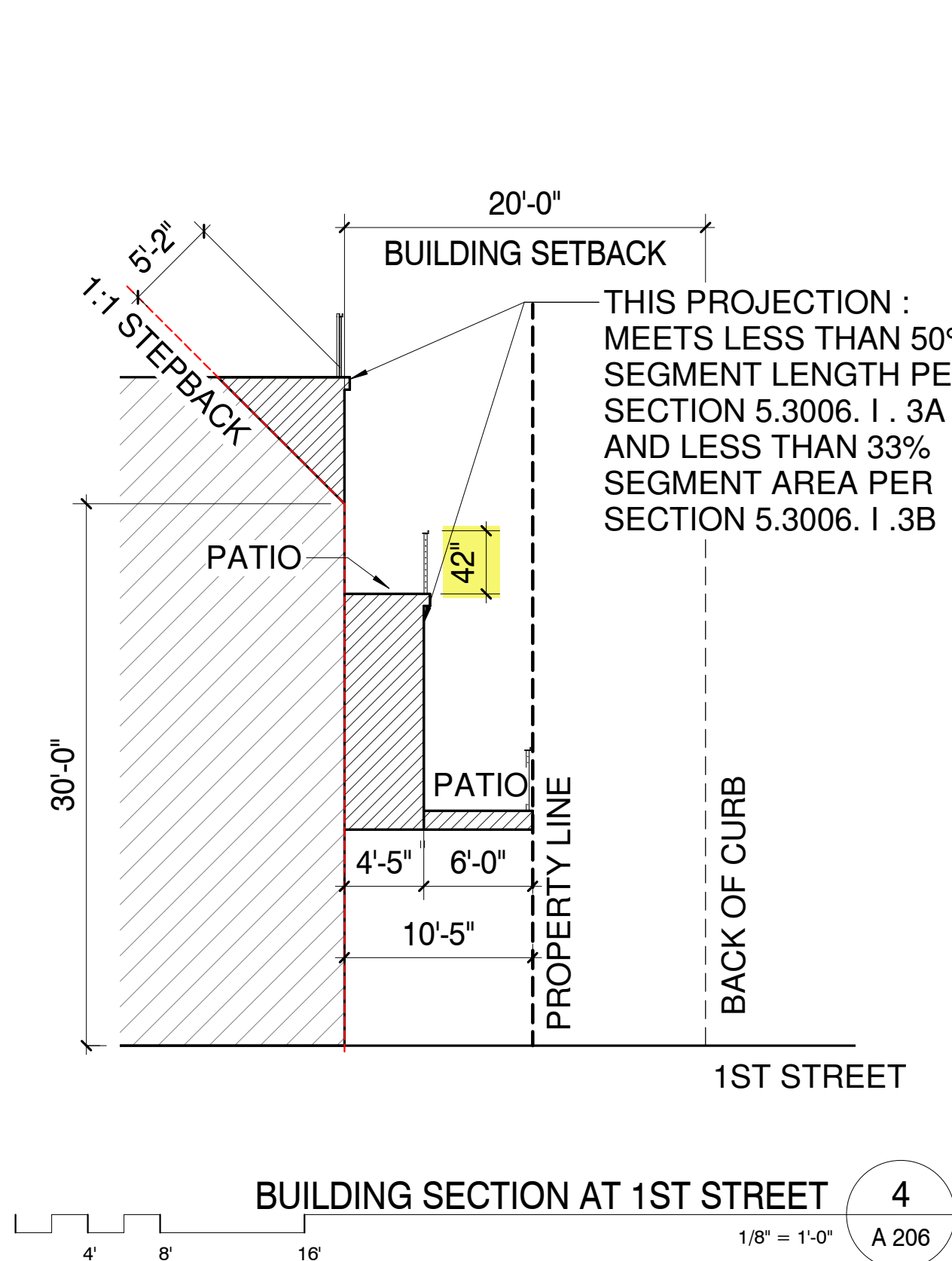
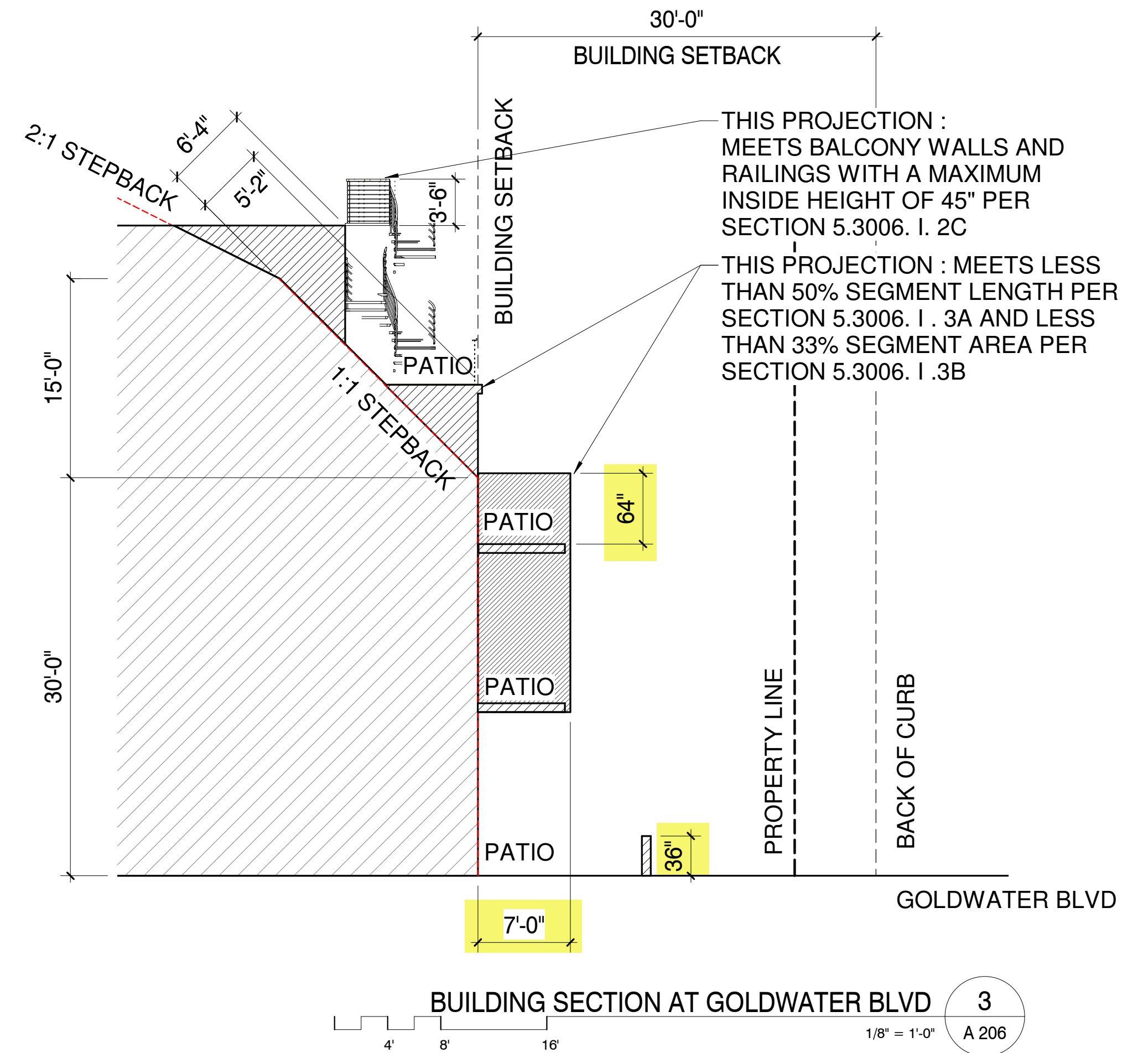
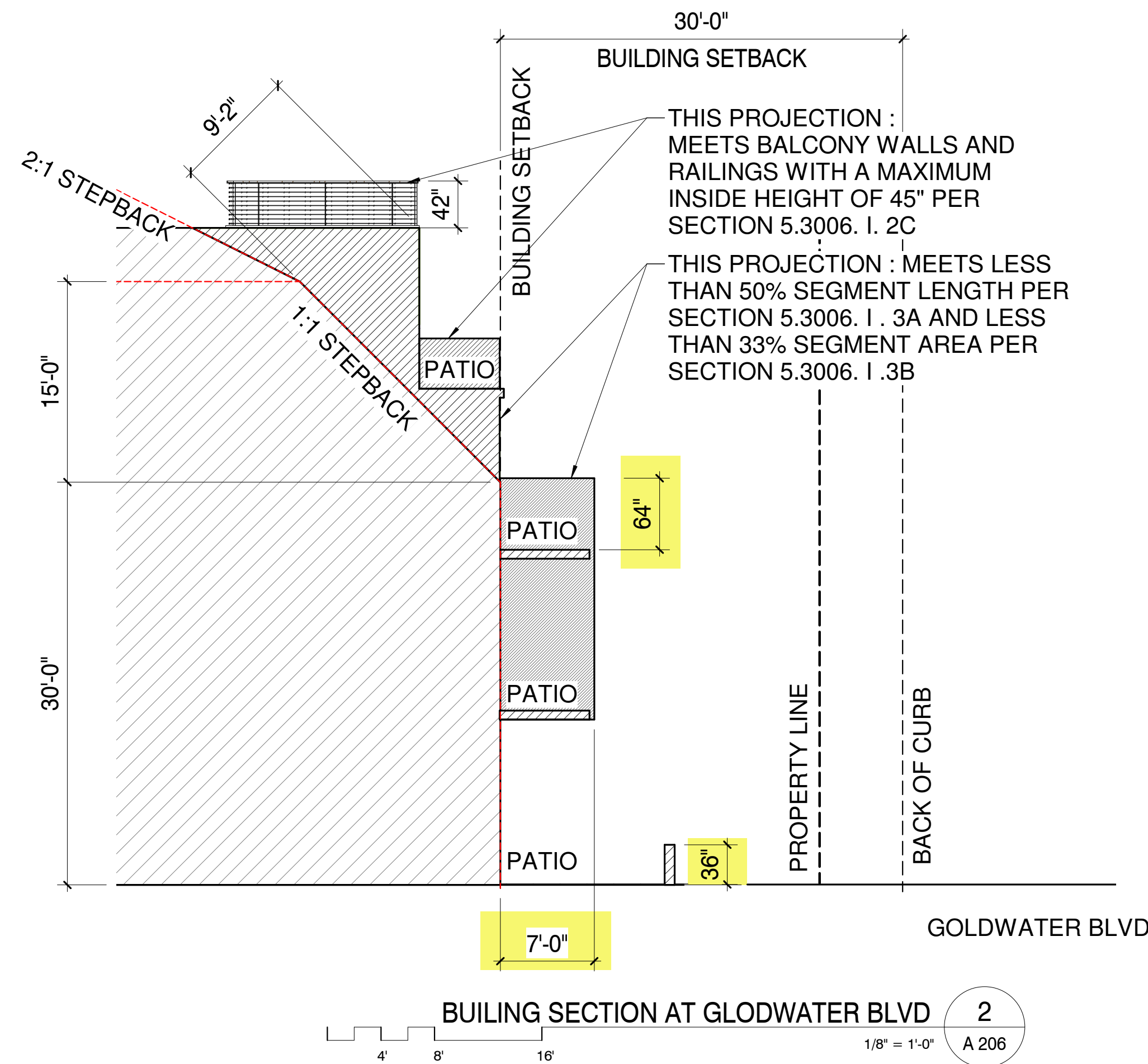
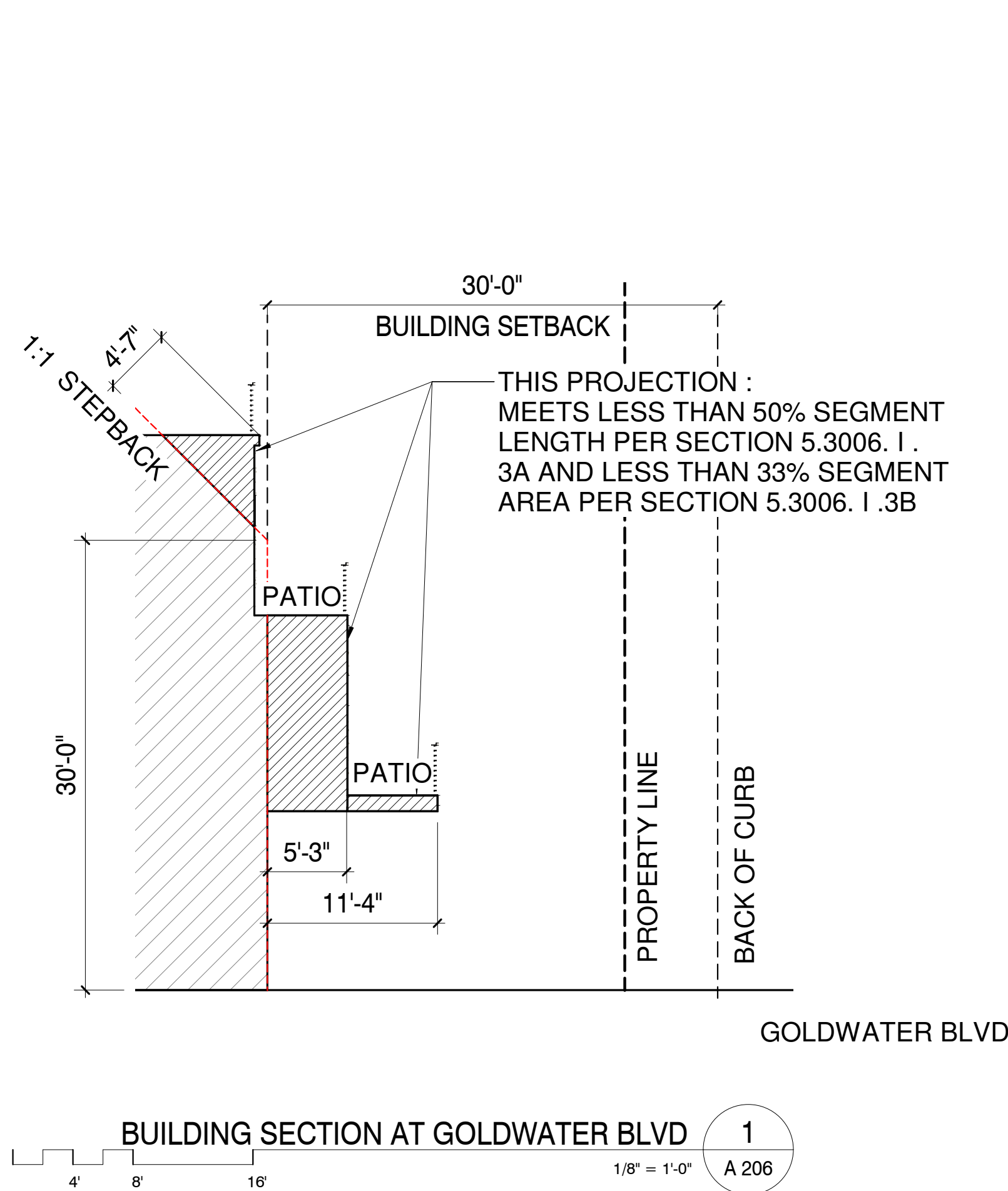
Thomas L. Rope, R.L.S.
3160 North 302nd Lane
Buckeye, AZ 85396-3196
Phone No. 602.703.7010
LandSurveyServices@cox.net

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|-------------|---------------|----------|------------|
| Drawn By: | Date: | Job No.: | Sheet No.: |
| Thomas Rope | November 2018 | 18016 | 1 of 1 |

24-ZN-2018
11/14/18



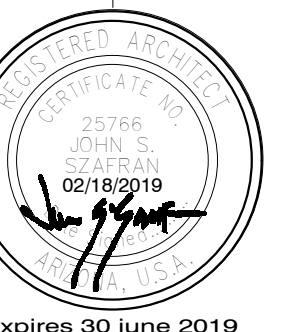
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BUILDING FACADE SETBACK EXHIBIT

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

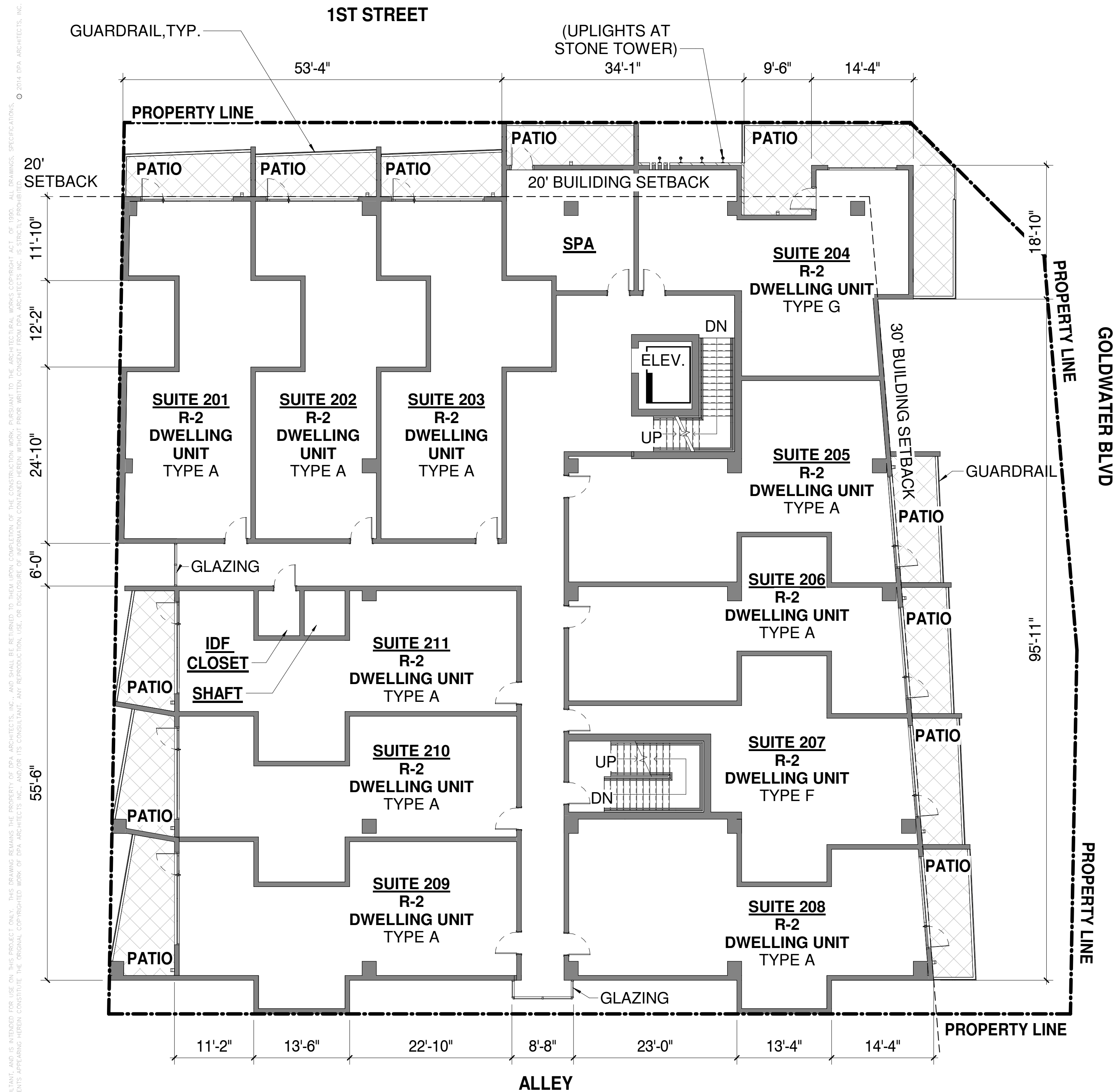
WINERY RESIDENCES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



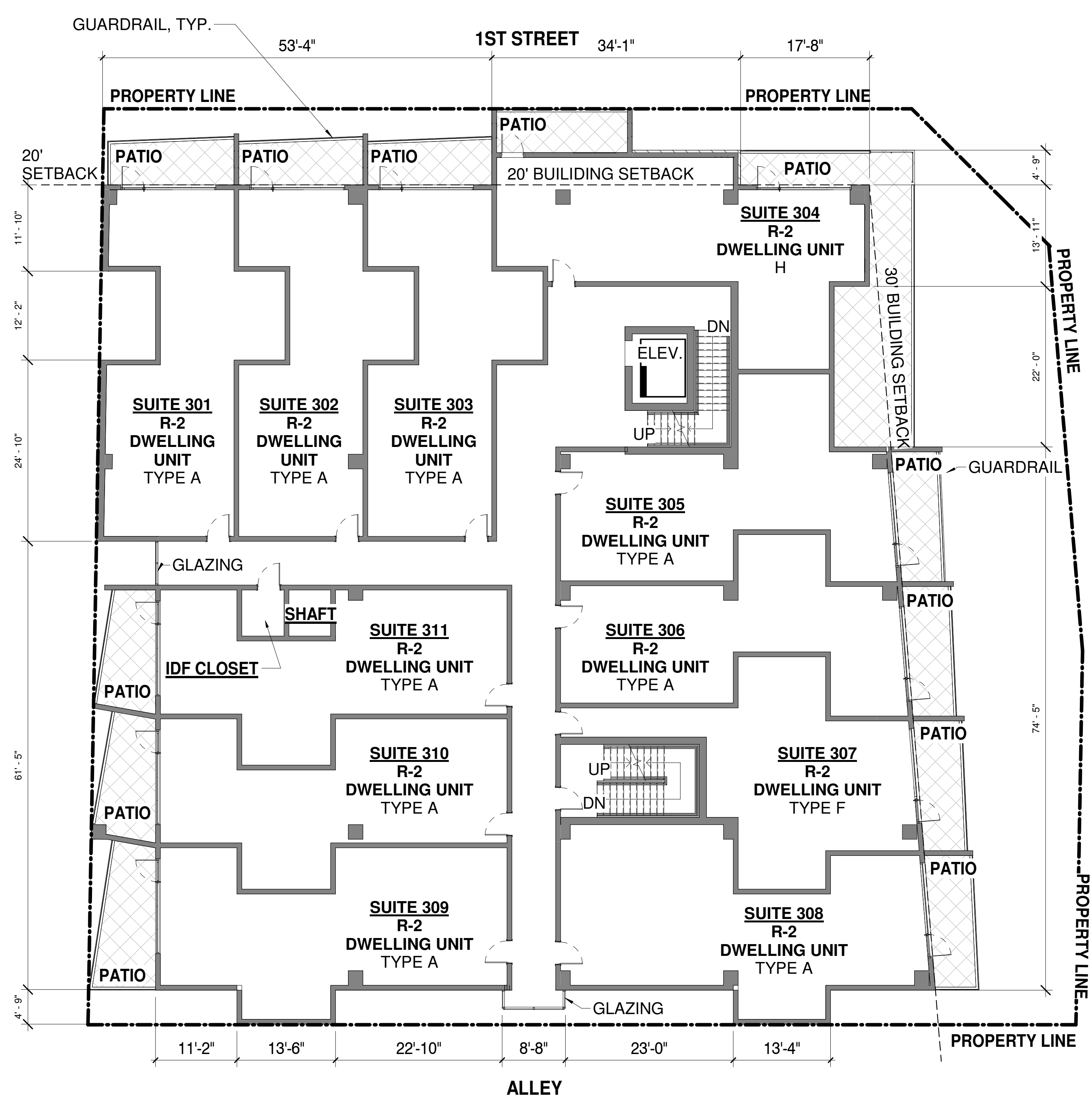
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drawn by: YT
project no.: 18024
date: 05/06/19



NOTE:
ROOF DRAINAGE SYSTEM SHALL BE CONCEALED
WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE, SECTION 7.105C



NOTE:
ROOF DRAINAGE SYSTEM SHALL BE CONCEALED
WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE, SECTION 7.105C



FLOOR PLANS - 2ND LEVEL / 3RD LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

GOLDWATER BLVD

WINERY RESIDENCES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251

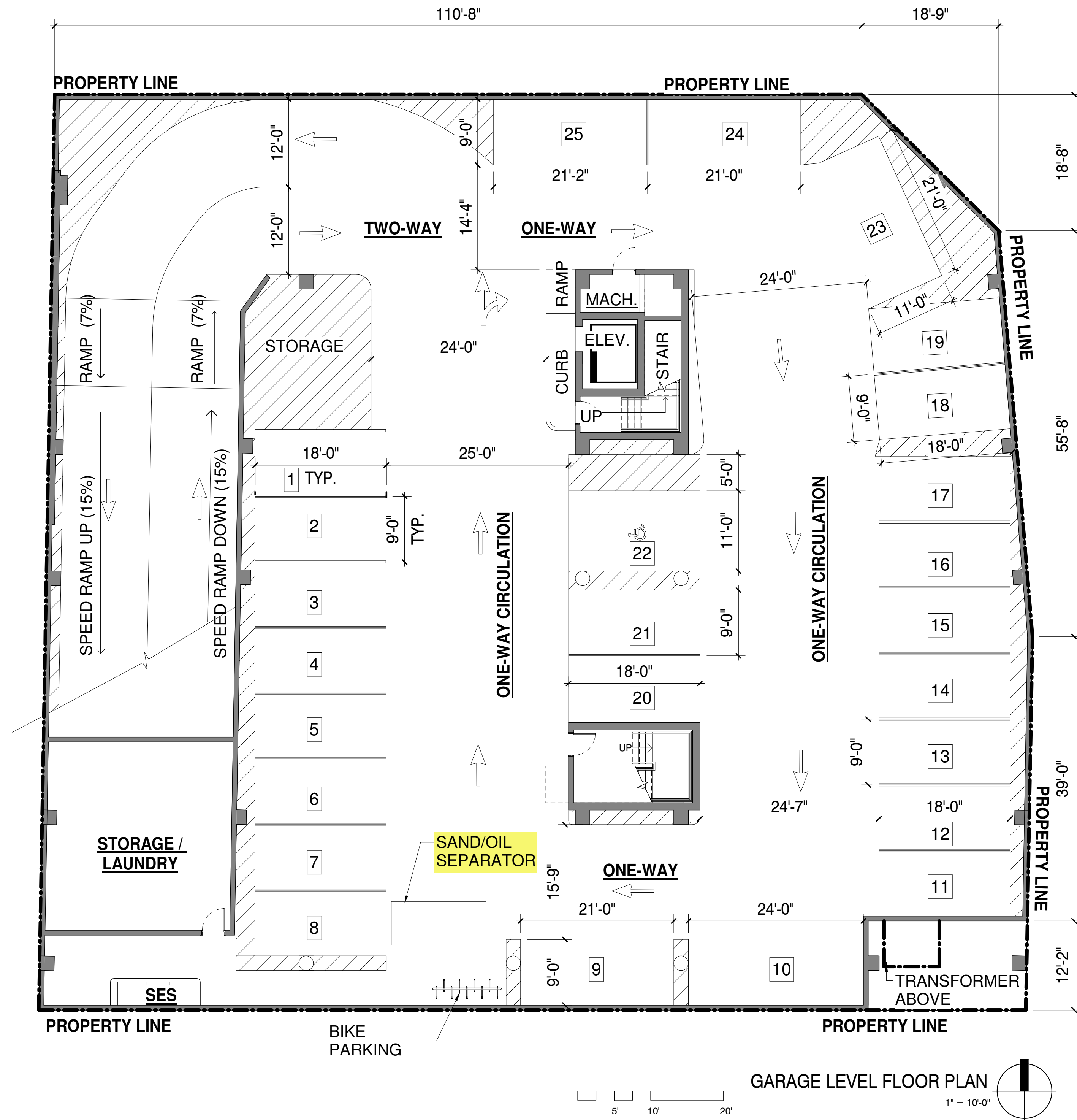


dpa
DESIGNERS OF
PROGRESSIVE
ARCHITECTURE
7878 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

| REVISION INFORMATION | | |
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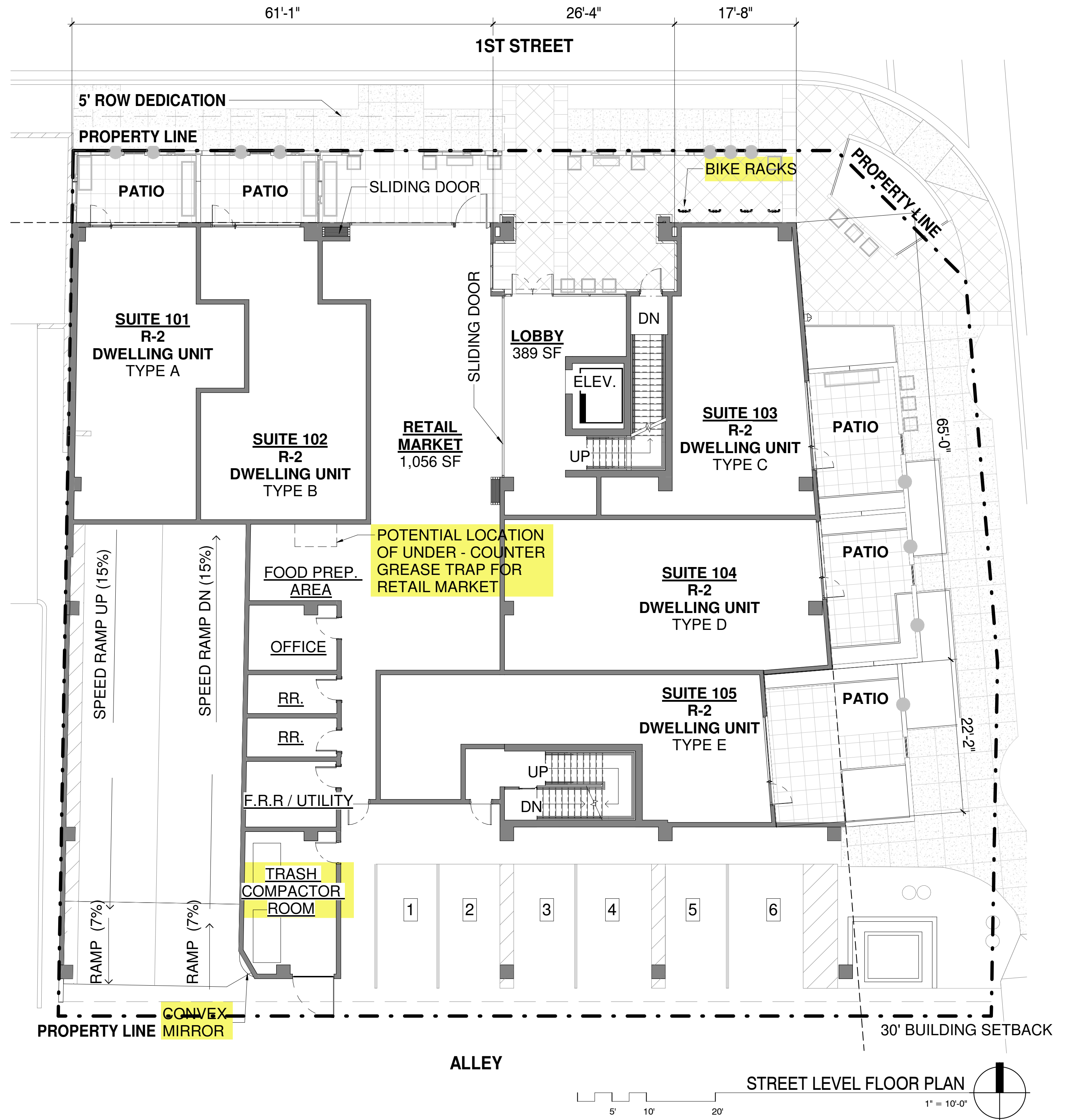
drawn by: YT
project no.: 18024
date: 05/06/19

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GARAGE LEVEL FLOOR PLAN

1" = 10'-0"



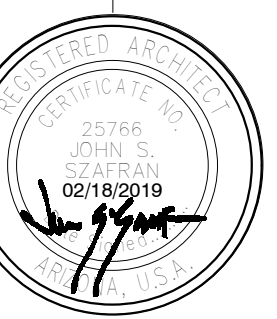
STREET LEVEL FLOOR PLAN

1" = 10'-0"

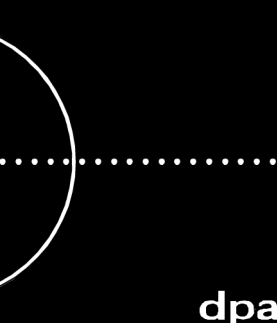
FLOOR PLANS - GARAGE LEVEL / STREET LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

WINERY RESIDENCES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



expires 30 June 2019



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scottsdale, arizona 85251
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www.dpaarchitects.com

REVISION INFORMATION

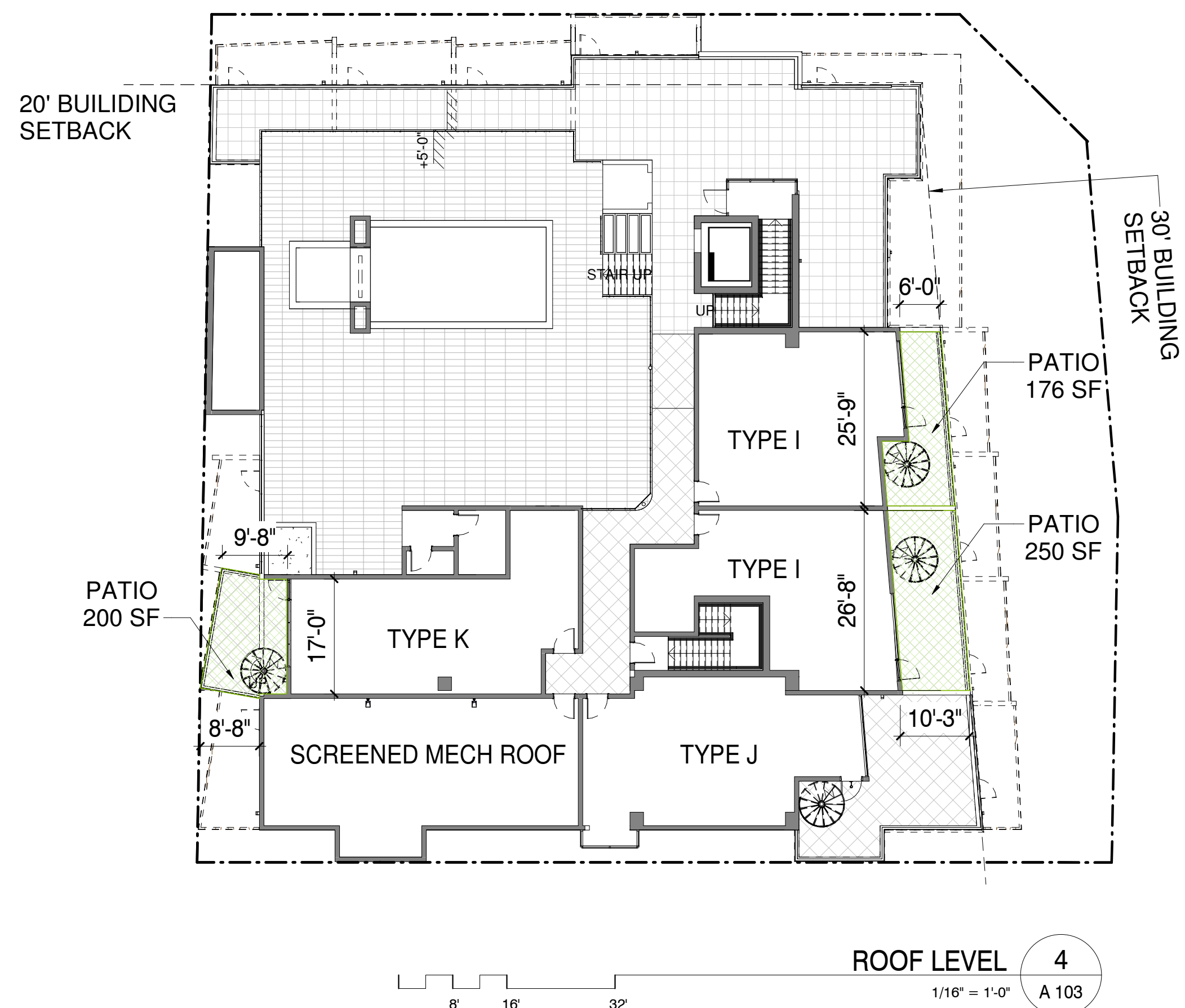
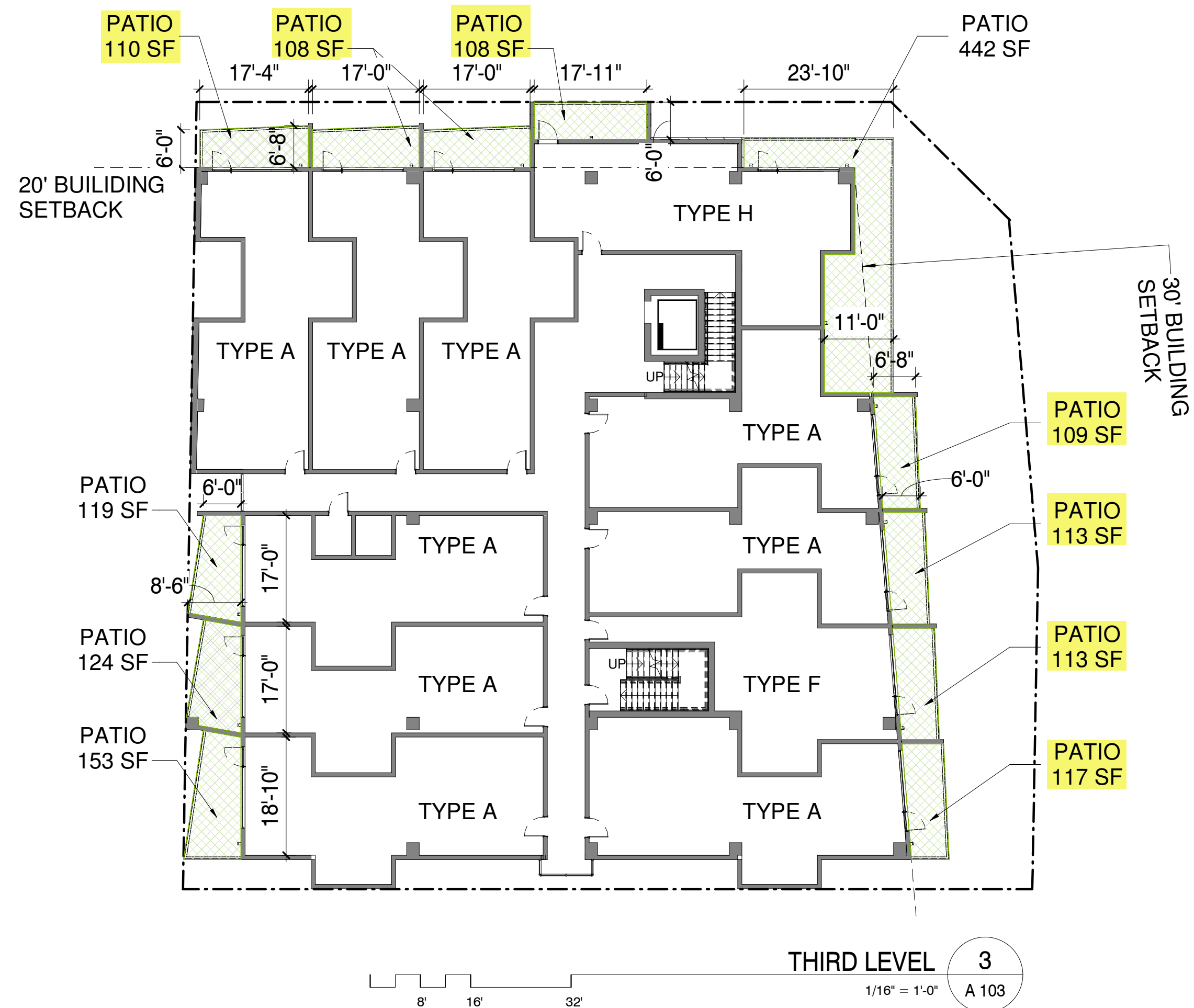
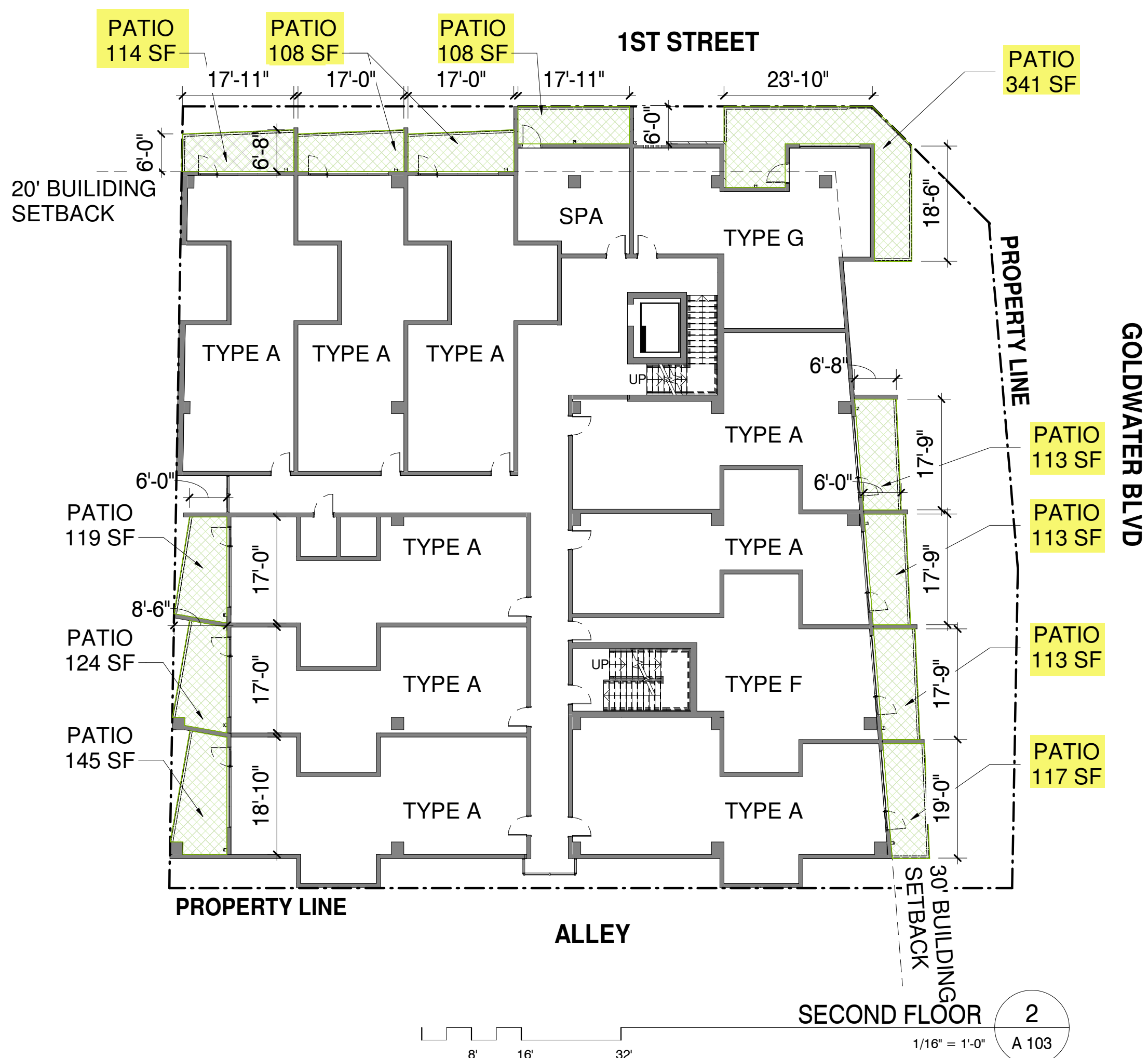
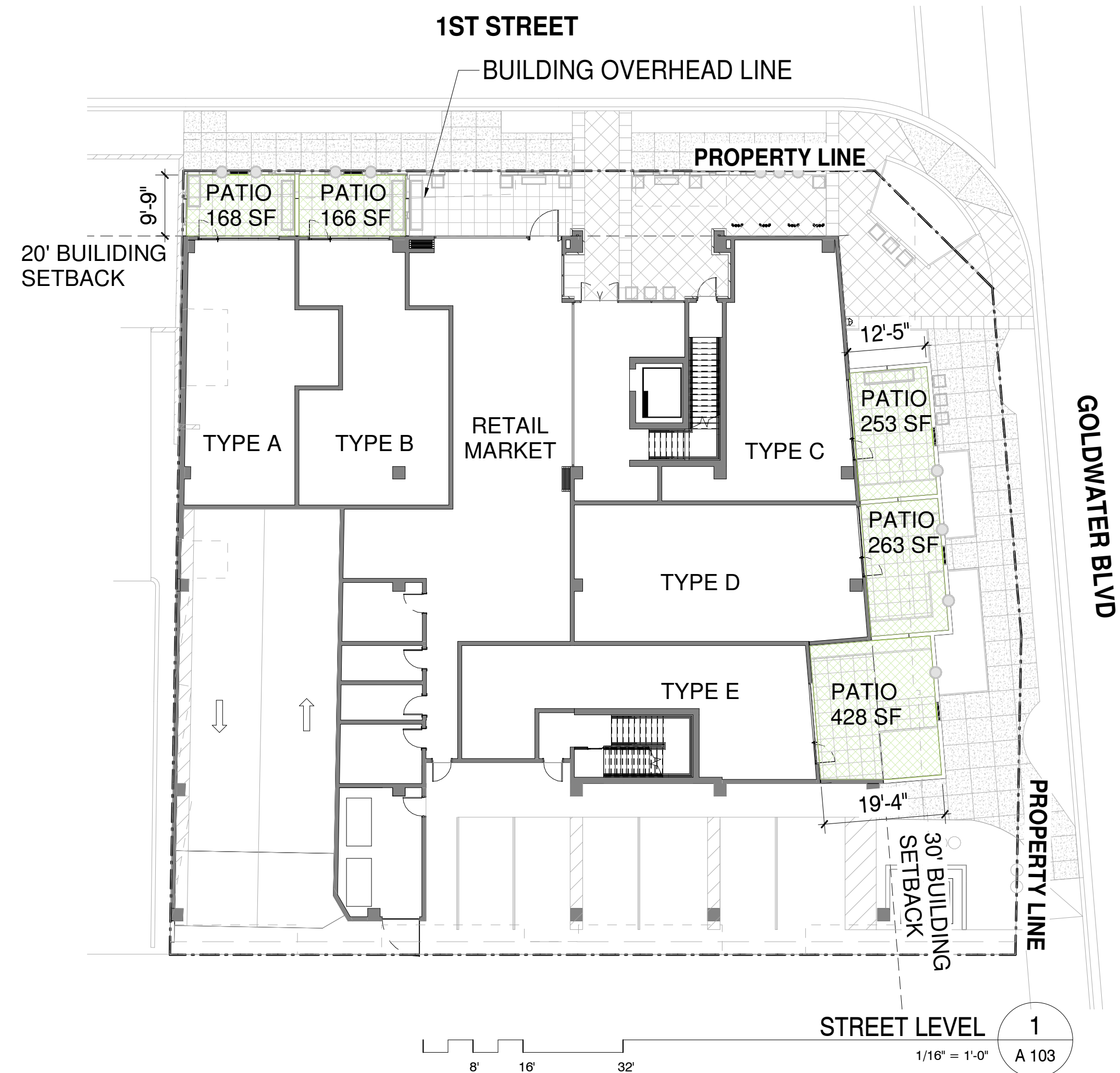
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drawn by: YF

project no.: 18024

date: 05/06/19

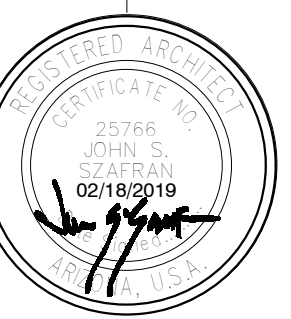
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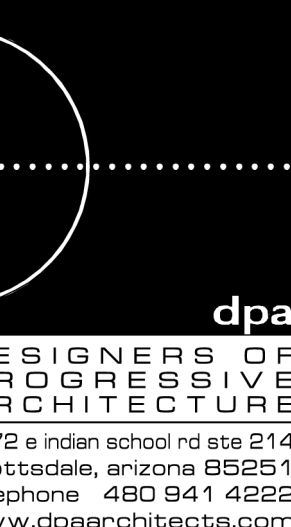
FLOOR PLAN WORKSHEET

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

WINERY RESIDENCES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251

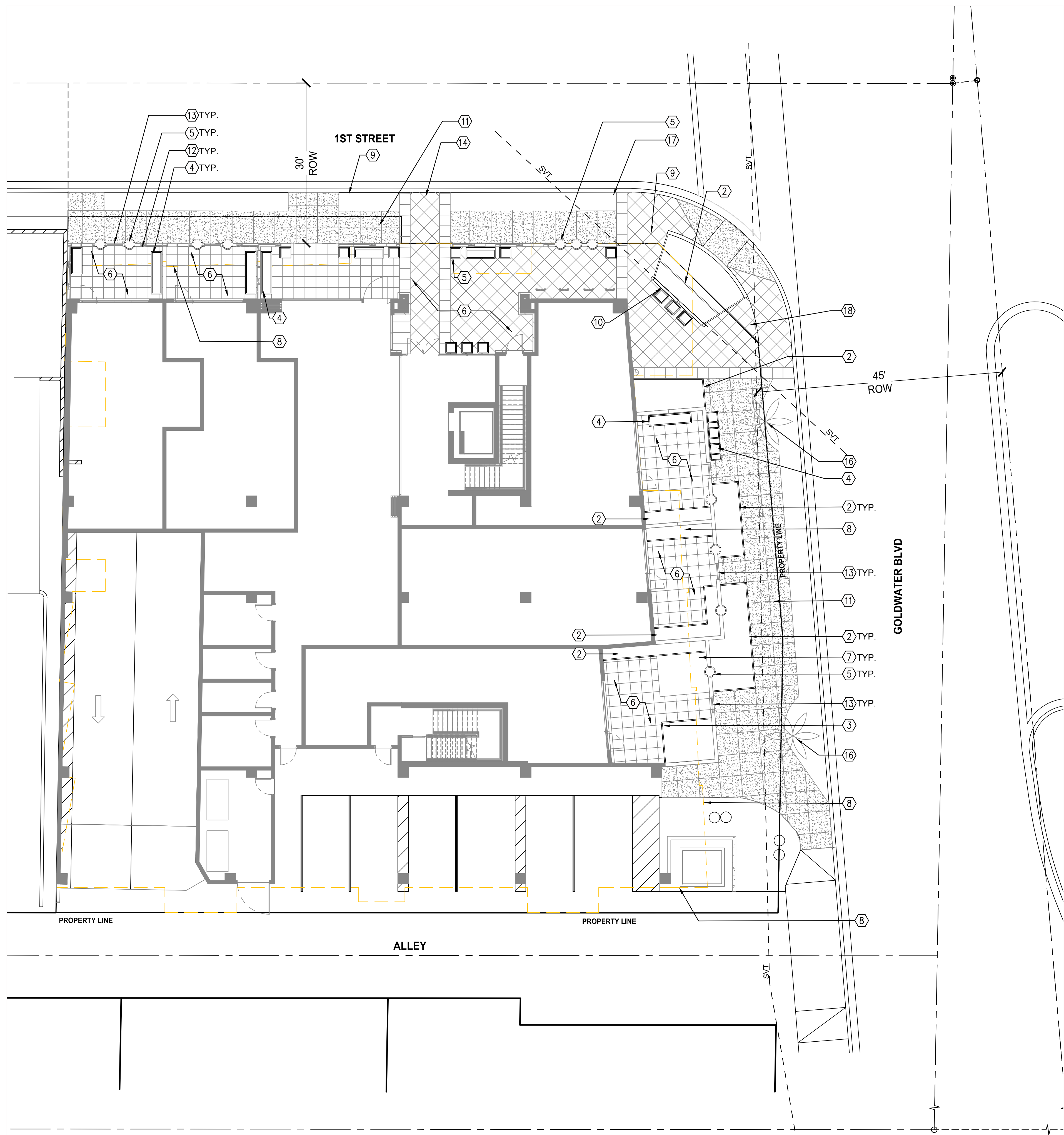


expires 30 June 2019



| REVISION INFORMATION | | |
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| # | Description | Date |
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drawn by: yt
project no.: 18024
date: 05/06/19



Key Notes

1. Planting area
2. Raised steel planter w/ stone veneer
3. Raised CMU planter w/ stone veneer
4. Fiberglass planter
5. Site pottery
6. Paver patio
7. Synthetic turf
8. Limit of overhead patio
9. Existing city sign
10. Laser cut steel fence to match architectural panels on building
11. Concrete paving
12. Patio wall 3" HT
13. Patio gate
14. Side walk ramp
15. Step
16. Existing palm
17. Existing city catch basin to remain
18. Fire Hydrant
19. Utilities

WINERY RESIDENCES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ 85251



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drawn by: team
project no.: 1054.03
date: 2019-05-06

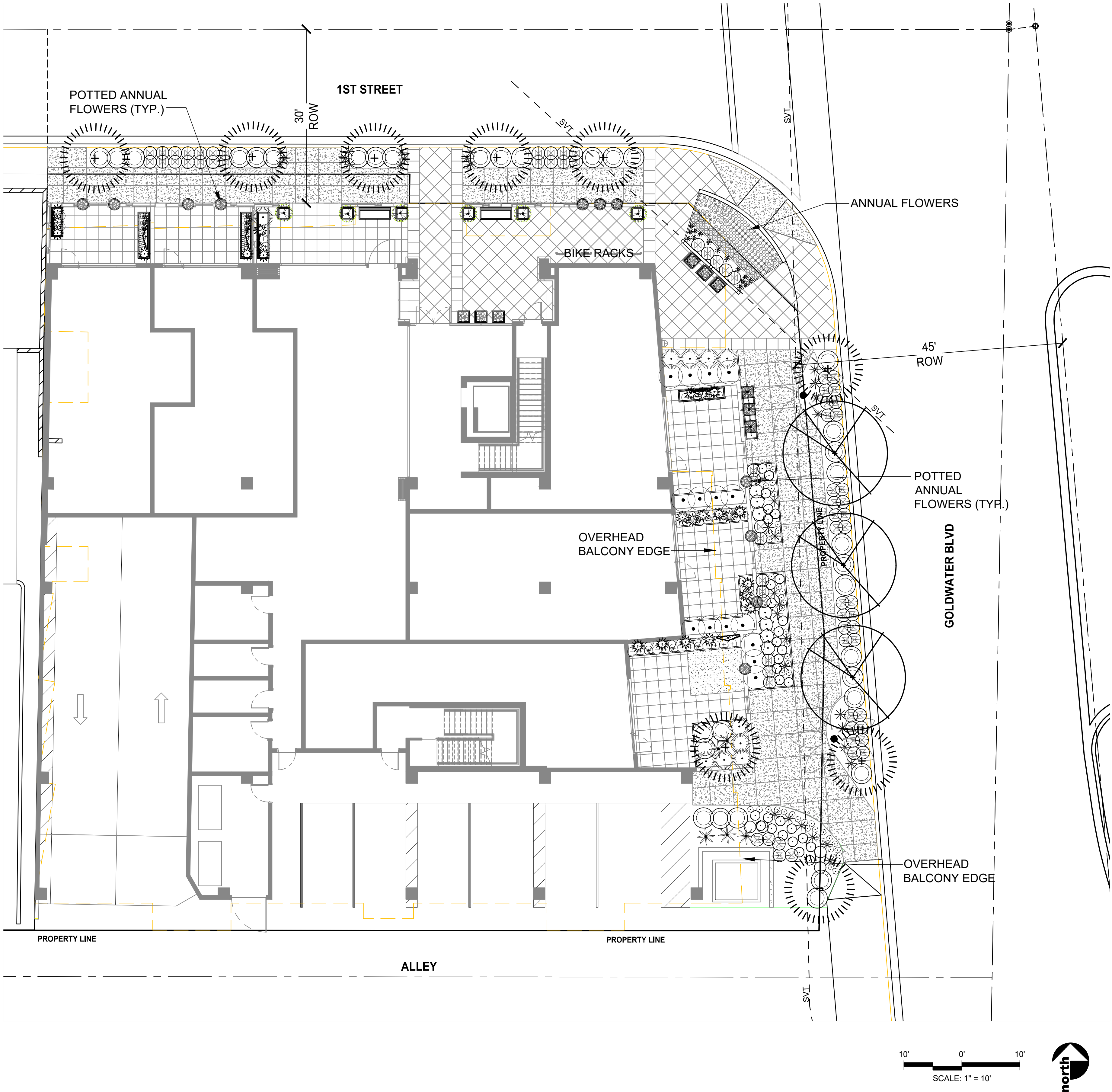
HARDSCAPE PLAN

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 365-7000

CITY OF SCOTTSDALE
REZONING DEVELOPMENT SUBMITTAL
PRE-APP CASE #488-PA-2018

L101

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PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|--------------------|--|----------------------------|---------|----------|
| | ACACIA ANEURA | MULGA | 36" BOX | 9 |
| | CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM | TINY TOWER ITALIAN CYPRESS | 15 GAL. | 6 |
| | PROSOPIS X 'PHOENIX' TM | HYBRID MESQUITE | 36" | 3 |
| | WASHINGTONIA SPECIES | EXISTING FAN PALM | --- | 2 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | AGAVE DESMETTIANA | SMOOTH AGAVE | 5 GAL. | 8 |
| | ALOE X 'BLUE ELF' | ALOE | 1 GAL. | 23 |
| | CALLISTEMON CITRINUS 'LITTLE JOHN' | DWARF BOTTLE BRUSH | 5 GAL. | 7 |
| | CHRYSACTINIA MEXICANA | DAMIANITA | 1 GAL. | 29 |
| | DIETES VEGETA | FORTNIGHT LILY | 5 GAL. | 23 |
| | DODONAEA VISCOSA | HOPSEED BUSH | 5 GAL. | 15 |
| | EREMOPHILA HYGROPHANA | BLUE BELLS | 5 GAL. | 74 |
| | HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM | BRAKELIGHTS YUCCA | 1 GAL. | 35 |
| | ILEX VOMITORIA 'STOKES DWARF' | DWARF YAUPON | 1 GAL. | 1 |
| | RUSSELLIA EQUISETIFORMIS | CORAL FOUNTAIN PLANT | 5 GAL. | 10 |
| | TETRAEURIS ACAULIS | ANGELITA DAISY | 1 GAL. | 46 |
| | TEUCRIUM CHAMAEDRYS 'PROSTRATUM' | PROSTRATE GERMANDER | 1 GAL. | 1 |
| ANNUALS/PERENNIALS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | ANNUAL FLOWERS | ANNUAL FLOWERS | 4" | 411 |
| GROUND COVER | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' | OUTBACK SUNRISE EMU | 1 GAL. | 34 |
| | TRACHELOSPERMUM ASIATICUM 'ASIATIC' | ASIATIC JASMINE | 1 GAL. | 34 |
| | TRADESCANTIA PALLIDA | PURPLE HEART | 1 GAL. | 22 |
| VINE/ESPALIER | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | FICUS PUMILA | CREEPING FIG | 15 GAL. | 7 |
| | GREWIA OCCIDENTALIS | LAVENDER STARFLOWER | 15 GAL. | 3 |
| | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 5 GAL. | 3 |
| INERT GROUND COVER | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | DECOMPOSED GRANITE | 3/4" - MADISON GOLD | SQ. FT. | 4,539 SF |
| | SYNTHETIC TURF | ARTIFICIAL GRASS | SQ. FT. | 71 SF |

LANDSCAPE PLANTING PLAN

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

CITY OF SCOTTSDALE
REZONING DEVELOPMENT SUBMITTAL
PRE-APP CASE #488-PA-2018

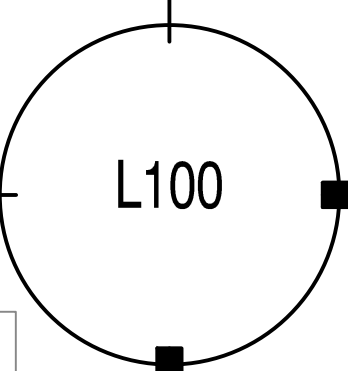
WINERY RESIDENCES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ 85251



DESIGNERS OF
PROGRESSIVE
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7872 e indian school rd ste 214
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www.dparchitects.com

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drawn by: team
project no.: 1054.03
date: 2019-05-06



WINERY RESIDENCES OF SCOTTSDALE
A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA,
BEING A PART OF LOTS 1-3, BLOCK 2, DUHAME HEIGHTS UNIT 1, AS
RECORDED IN BOOK 34 OF MAPS, PAGE 19, MARICOPA COUNTY, ARIZONA
OWNER: FASSCO INVESTMENTS, LLC

PARENT PARCEL LEGAL DESCRIPTION

Parcel 1:

Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19.

EXCEPT the following described property:

A portion of Lot 1, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, page 19, described as follows:

Commencing at the Northwest corner of said Lot 1;
Thence North 89 degrees 12 minutes 48 seconds East (an assumed baring) along the North line of said Lot 1 a distance of 43.15 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 89 degrees 12 minutes 48 seconds a distance of 9.76 feet to the beginning of a curve concave to the Southwest, the center of which bears South 00 degrees 09 minutes 45 seconds West a distance of 20.00 feet;
Thence Southeasterly along the Southwesterly line of Parcel No. 2 as described in Docket 5393, page 300, records of Maricopa County, Arizona and the arc of said curve through a central angle of 89 degrees 03 minutes 03 seconds a distance of 31.08 feet to a point of tangency;
Thence South 00 degree 09 minutes 45 seconds West along the East line of said Lot 1 a distance of 59.20 feet;
Thence North 05 degrees 28 minutes 59 seconds West a distance of 55.84 feet;
Thence North 46 degrees 11 minutes 35 seconds West a distance of 33.52 feet to the TRUE POINT OF BEGINNING, and

EXCEPT any portion conveyed to the City of Scottsdale, in instrument recorded in Document No. 2016-512135.

Parcel 2:

Lot 2 and the East 12.5 feet of Lot 3, Block 2, of DUHAME HEIGHTS UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 34 of Maps, Page 19.

FEMA CERTIFICATION

The current FEMA Flood Insurance Rate Map (FIRM) for this area, Map No. 04013C2235L as published by FEMA on October 16, 2013, designates the property lies in Flood Hazard Zone X. (Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood.)

BASIS OF BEARINGS

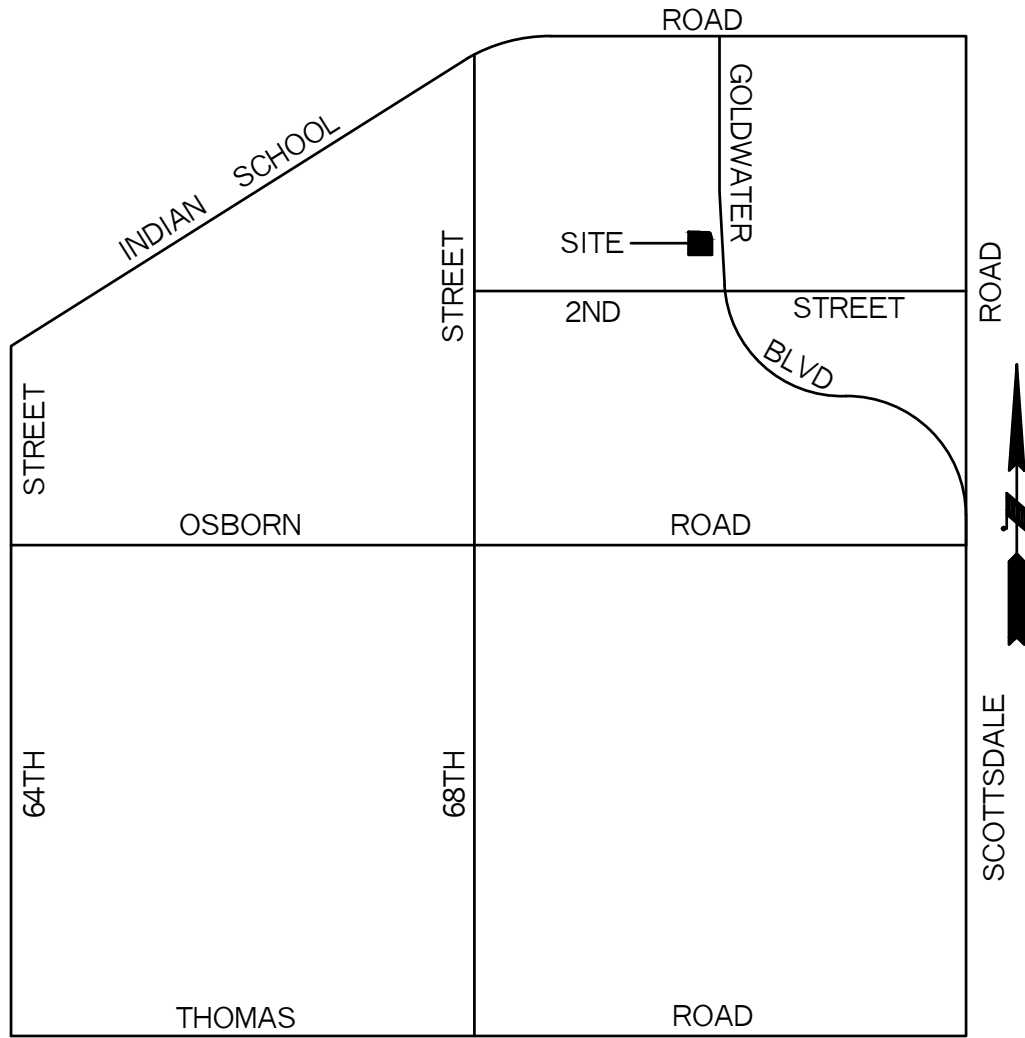
The Basis of Bearings shown hereon is the monument line of First Street, being South 89° 58' 45" East as taken from the plat of Duham Heights Unit 1, recorded in Book 34 of Maps, Page 19.

REFERENCE DOCUMENTS

DUHAME HEIGHTS UNITS 1 Book 34 maps, page 19

RECORD OF SURVEY Book 1300 maps, page 19

VICINITY MAP



NOTES

- This plat is located within the City of Scottsdale Water Service Area and has been designated as having an assured water supply.
- Construction within the public utility easements, except by public agencies and utility companies, shall be limited to wood, wire or removable section-type fencing and must be in constructed in comformance with applicable CC&R's and design guidelines.
- Electric lines are to be cosntructed underground as required by Arizona Corporation Commission General Order U-48.
- All new or relocated utilities will be constructed underground as required by the Arizona Corporation Commission general Order U-28.
- Parcel 1 is zoned S-R and Parcel 2 is zoned C-2 under the City of Scottsdale Zoning Ordinance.
- Affidavits of Correction or Amendment type letters concerning this plat are not valid. There will be no revisions to this plat without Development Engineering Manager's approval.

OWNER

FASSCO Investments, LLC
919 E. Tekoa Avenue
Gilbert, AZ 85298

AREA

16,277 S.F. 0.3737 AC.

DEDICATION

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

Know All Men By These Presents:

Fassco Investments, LLC, an Arizona limited liability company, owner, hereby assembles Lots 1 and 2 and a portion of Lot 3, Block 2 of "Duham Heights Unit 1", a subdivision recorded in Book 34 of Maps, page 19 and being a portion of the Northwest quarter of Section 27, Township 2 North, Range 4 East, Gila & Salt River Base & Meridian, Maricopa County, Arizona under the name "Winery Residences of Scottsdale" as shown on the Final Plat. This Plat sets forth the location and gives the dimensions of the lots, streets and easements constituting the subdivision. Each lot and street shall be known by the number or name given on this Plat. The easements are dedicated for the purposes, and subject to the conditions, stated.

PUBLIC STREETS:

FASSCO Investments, LLC, owner, Grantor, dedicates, in fee, to the City of Scottsdale, an Arizona municipal corporation, Grantee, the public streets as shown hereon. See SRC, Chapter 47, as amended, for Grantor's maintenance obligations. Without limitation, Grantee may (1) grade, fill, drain, pave, construct, operate, maintain, repair, and rebuild roads, highways, utility lines, pipes and related facilities, with bridges, culverts, drainage ways, ramps, sidewalks, curbs, gutters, cuts and other related improvements, and (2) cut and trim branches, trees and growth that extend into the improvements, to prevent interference with the efficient maintenance and operation of the improvements.

Public Non-Motorized Access (PNMA):

A perpetual, non-exclusive easement shown hereon, upon, over, under and across the property on this plat, for all forms of non-motorized transportation together with motorized emergency, law enforcement, and service vehicles, and for construction, operation, use, maintenance, repair, modification and replacement from time to time of improvements related thereto. See SRC, Chapter 47, as amended, for maintenance obligations.

Sight Distance (SD):

A perpetual, non-exclusive easement shown hereon upon, over, under and across the property on this plat, to preserve an area free of obstructions to enhance traffic safety visibility. In the easement, Grantor shall not place or allow any buildings, walls, trees, structures, screens or other obstructions from 18 to 96 inches high above the elevation of the adjacent street. However, the Grantee may allow poles or tree trunks that Grantee determines, in writing, do not adversely affect traffic safety visibility.

In witness whereof:

Grantor warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons. The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs with the land in favorof Grantee's successors and assigns.

Dated this _____ day of _____, 2019

Grantor: _____

For: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

This document was acknowledged before me this _____ day of _____, 2019.

By _____ for and on behalf of _____

Notary Public: _____

My commission expires: _____

RATIFICATION

As beneficiary under that certain deed of trust recorded in the County Recorder's Office, Maricopa County, Arizona, in Recorder's Number 2017-0640650, the undersigned hereby ratifies, approves and confirmation is given to said dedications as stated in this plat as to the interest of the undersigned. The person signing for Beneficiary warrants and represents they have power and authority to do so.

By: _____
KS Statebank

Title of Position _____ Date _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

This document was acknowledged before me this _____ day of _____, 2019.

By _____ for and on behalf of _____

Notary Public: _____

My commission expires: _____

APPROVALS

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By: _____
Chief Development Officer _____ Date _____

This subdivision has been reviewed for compliance with development standards of the City of Scottsdale's Development Review Board (DRB) Case No. 52-DR-2018, and Zoning Case(s) No. 24-ZN-2018, and all case related stipulations.

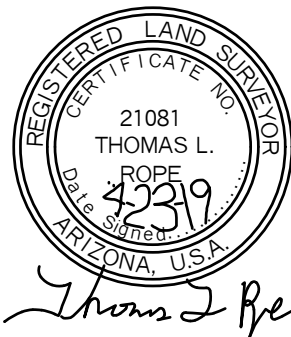
By: _____
Development Engineering Manager's _____ Date _____

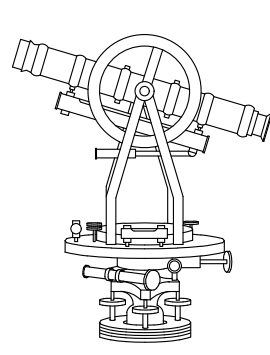
LAND SURVEYOR'S CERTIFICATION

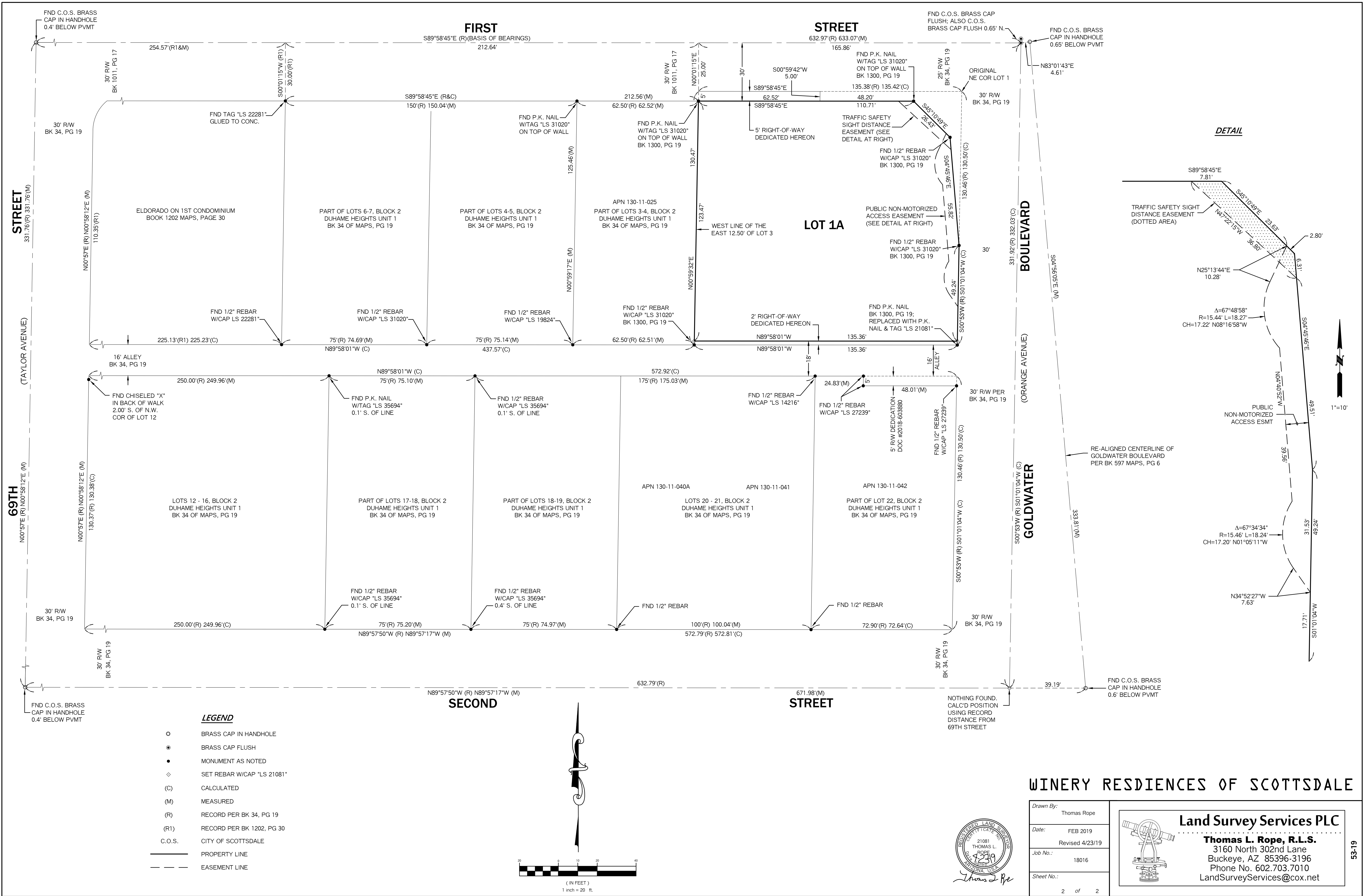
This is to certify that:

- I am a Land Surveyor registered to practice in Arizona;
- This plat was made under my direction;
- This plat meets the "Minimum Standards for Arizona Land Boundary Surveys";
- The survey and division of the subject property described and platted hereon were made during the Month of August, 2018;
- The survey is true and complete as shown;
- Monuments shown actually exist;
- Their positions are correctly shown; and
- Said monuments are sufficient to enable the survey to be retraced.

Thomas L. Rope, R.L.S. 21081



| | |
|-----------------------------------|--|
| Drawn By: Thomas Rope |  <div>Land Survey Services PLC Thomas L. Rope, R.L.S. 3160 North 302nd Lane Buckeye, AZ 85396-3196 Phone No. 602.703.7010 LandSurveyServices@cox.net</div> |
| Date: FEB 2019 Revised 4/23/19 | |
| Job No.: 18016 | |
| Sheet No.: _____ of _____ | |



WINERY RESDIENCES OF SCOTTSDALE

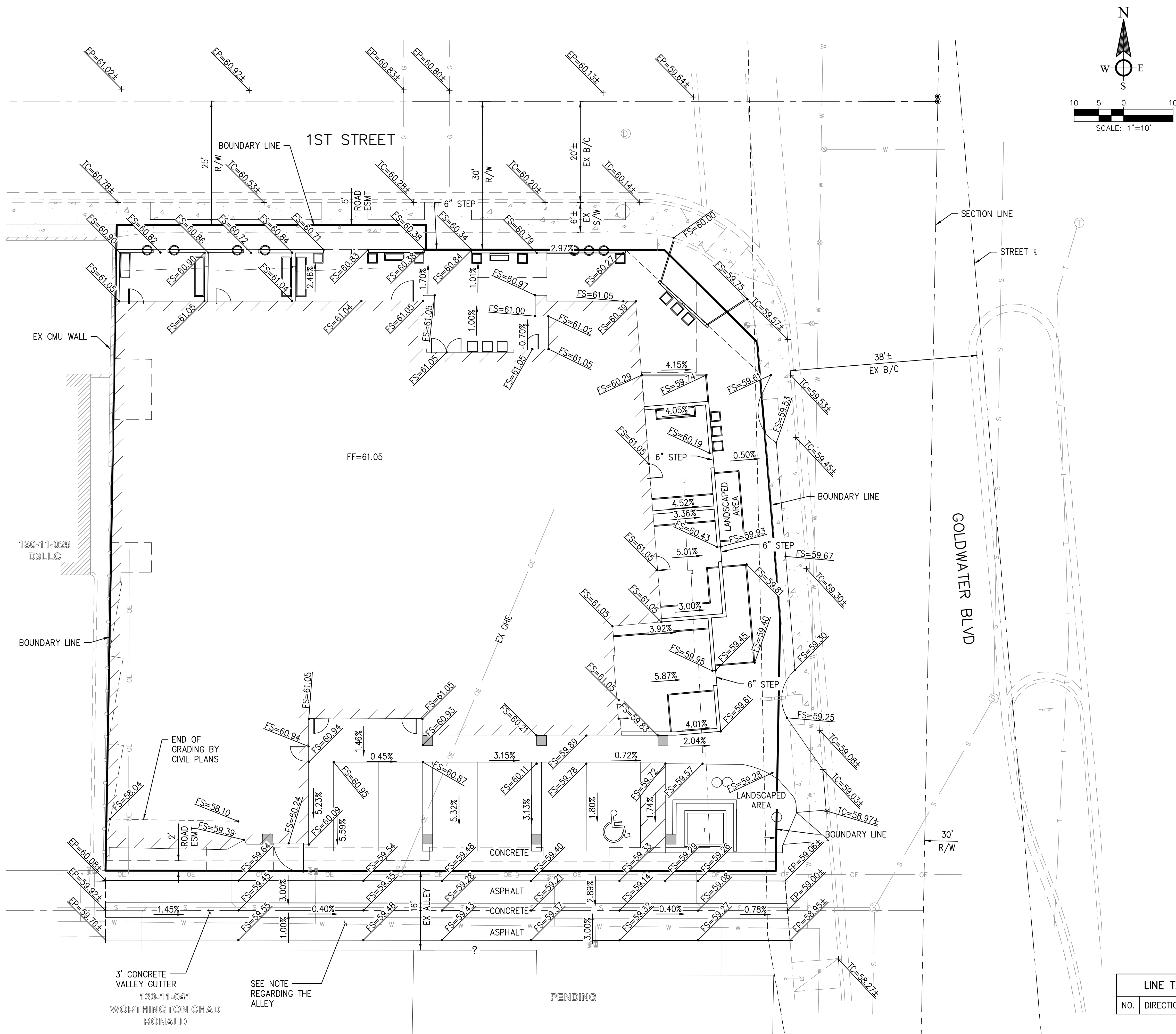
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| Drawn By: | Thomas Rope |
| Date: | FEB 2019 |
| Revised | 4/23/19 |
| Job No.: | 18016 |
| Sheet No.: | 2 of 2 |

Land Survey Services PLC

Thomas L. Rope, R.L.S.

3160 North 302nd Lane
Buckeye, AZ 85396-3196
Phone No. 602.703.7010
LandSurveyServices@cox.net

53-19



LEGEND

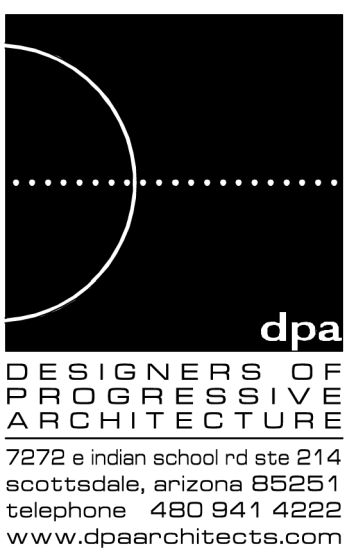
| | |
|------|-----------------------|
| FS | FINISHED SURFACE |
| ES | EXISTING SURFACE |
| EP | EXISTING PAVEMENT |
| TC | EXISTING TOP OF CURB |
| CL | CENTERLINE |
| PL | PROPERTY LINE |
| ESMT | EASEMENT |
| FF | FINISHED FLOOR |
| CMU | CONCRETE MASONRY UNIT |
| R/W | RIGHT-OF-WAY |
| B/C | BACK OF CURB |

| LINE TABLE | | |
|------------|-----------|--------|
| NO. | DIRECTION | LENGTH |

NOTE REGARDING ALLEY: EXISTING ALLEY SHALL BE RECONSTRUCTED AND REPAVED ALONG THE ENTIRE LENGTH OF THE ALLEY FRONTAGE INCLUDING AREAS BEYOND THE SITE FRONTAGE TO ALLOW FOR TIE-INS TO THE EXISTING ALLEY ON EITHER SIDE OF THE SITE, INCLUDING AN INVERTED CROWN TO IMPROVE DRAINAGE, AND ADA ACCESSIBLE PEDESTRIAN CROSSING. SEE THIS SHEET FOR GRADES.

WINERY RESIDENCES OF SCOTTSDALE

6961 E 1ST ST. SCOTTSDALE.AZ.85251



| REVISION INFORMATION | | |
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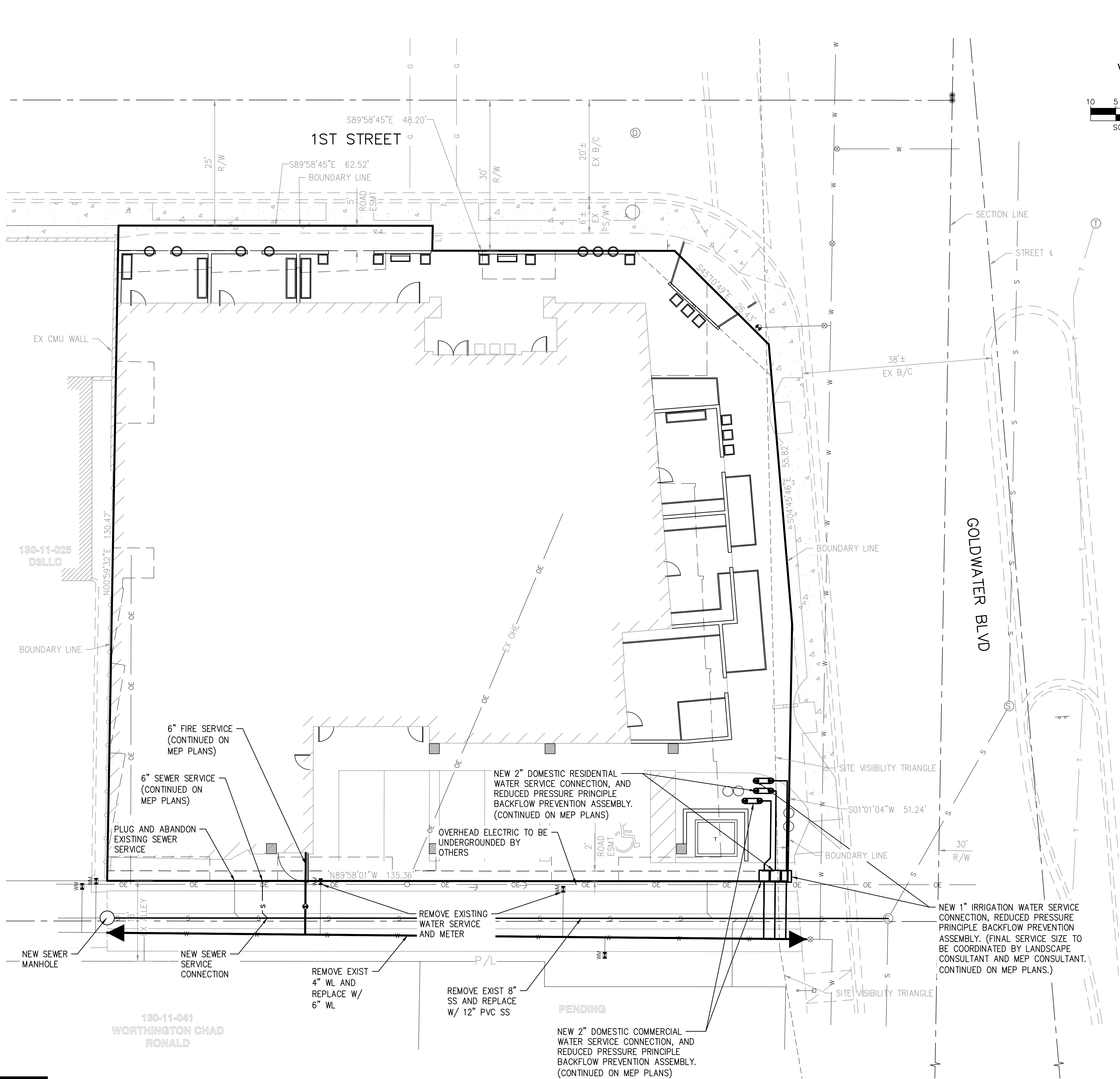
| | |
|--------------|----------|
| drawn by: | DAB/NAM |
| project no.: | 1054.02 |
| date: | 5/6/2019 |

PRELIMINARY GRADING PLAN

Bowman
CONSULTING

(CV101)

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| LINE TABLE | | |
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| NO. | DIRECTION | LENGTH |
| L1 | S00°59'42"W | 5.00' |

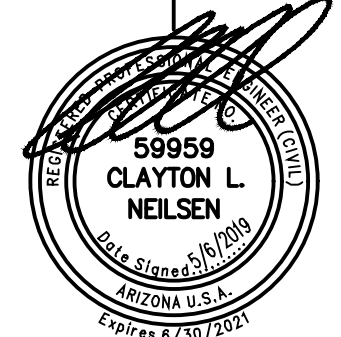
| LEGEND | |
|--------|-----------------------|
| TRANS | TRANSFORMER |
| CMU | CONCRETE MASONRY UNIT |
| R/W | RIGHT-OF-WAY |
| OHE/OE | OVERHEAD ELECTRIC |
| CL | CENTERLINE |
| EX | EXISTING |
| ESMT | EASEMENT |
| S | SEWER |
| W | WATER |

PRELIMINARY UTILITY PLAN

Bowman
CONSULTING

CV102

WINERY RESIDENCES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ 85251

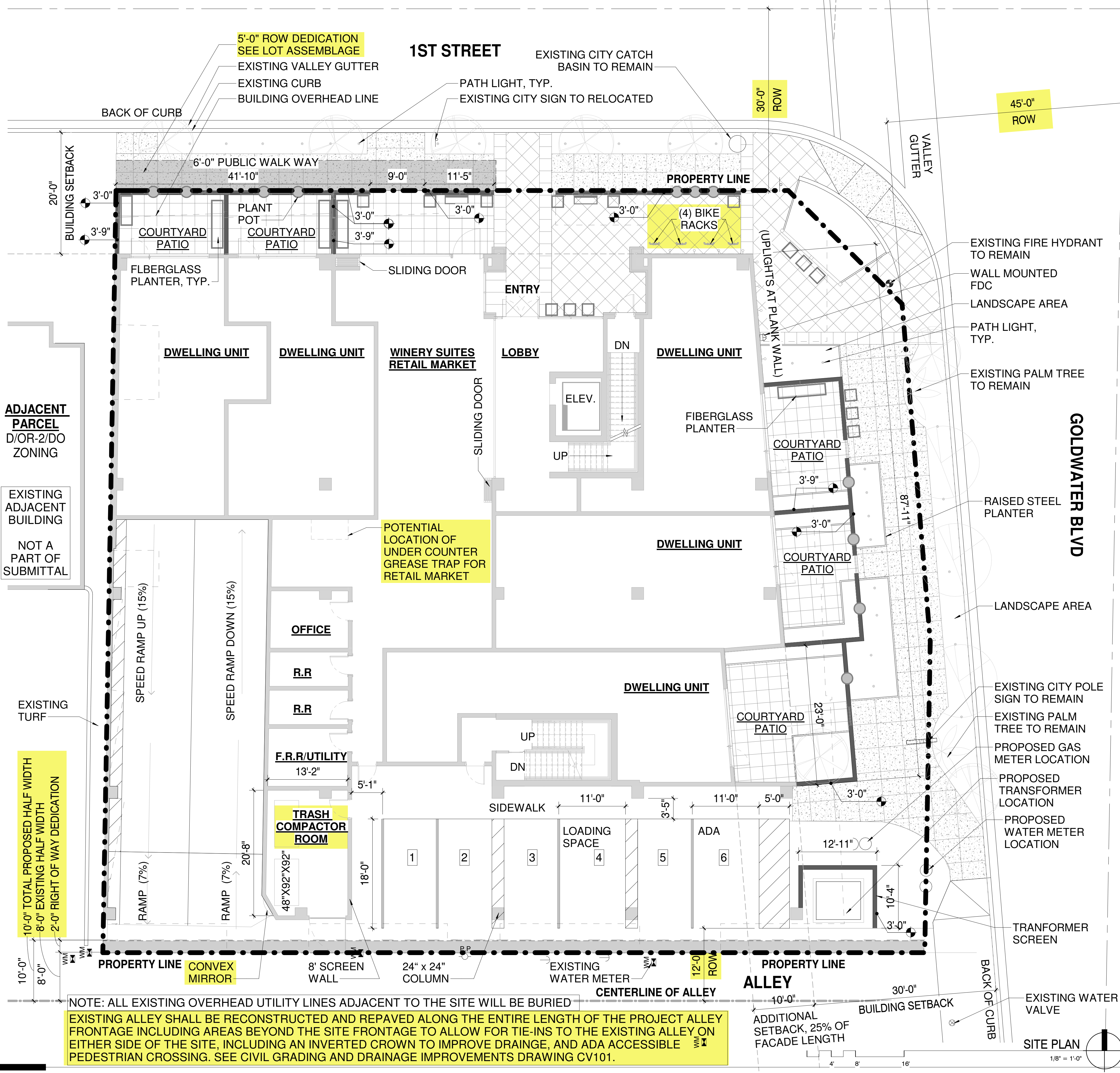


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DESIGNERS OF
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7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480.941.4828
www.dpaarchitects.com

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drawn by: DAB/NAM
project no.: 1054.02
date: 5/6/2019

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PROJECT DATA

| | |
|-----------------|------------------------------------|
| CURRENT ZONING: | DOWNTOWN OVERLAY |
| PARCEL 1: | 6961 D/OR-2/DO |
| PARCEL 2: | CENTRAL BUSINESS DOWNTOWN OVERLAY |
| 6951 C-2/DO | BUILDING HEIGHT LIMITATION: 36'-0" |

| | |
|--------------------------|--|
| REZONING CLASSIFICATION: | DOWNTOWN MULTIPLE USE TYPE 2 AREA, SINGLE PARCEL |
| DMU-2: | |

| | |
|--|-----------|
| GROSS LOT AREA (TO HALF STREET & ALLEY): | 27,034 SF |
| NET SITE AREA: | 16,862 SF |

| | |
|--|---------------------|
| ALLOWED DENSITY (WITH TYPE-2 DMU REZONING) | 50 DU / ACRE |
| GROSS LOT AREA | 27,034 (0.62 ACRE) |
| 50 DU / ACRE X 0.62 ACRE | = 31.03 DU |
| | = 31 DWELLING UNITS |

| | |
|---|---------|
| PROPOSED GFAR (AS DEFINED BY COS ZONING ORDINANCE 3.100): | |
| NONRESIDENTIAL FLOOR AREA(1,645) | |
| GROSS LOT AREA (17,034) | = 0.096 |

| | |
|---|-----------|
| BUILDING FLOOR AREA (AS DEFINED BY COS ZONING ORDINANCE 3.100): | |
| STREET LEVEL: | 8,045 SF |
| LEVEL 2: | 11,837 SF |
| LEVEL 3: | 11,712 SF |
| ROOF LEVEL: | 4,011 SF |
| SUBTOTAL: | 35,605 SF |
| UNDERGROUND GARAGE: | 16,288 SF |
| TOTAL: | 51,884 SF |

| | |
|---|----------|
| AREA OF USE BREAKDOWN: | |
| WINERY SUITES RETIAL MARKET: (INCLUDES RESTROOMS) | 1,645 SF |
| STREET LEVEL DEWLLING UNITS: | 4,347 SF |
| 2ND LEVEL DWELLING UNITS: | 8,826 SF |
| 3RD LEVEL DWELLING UNITS: | 9,015 SF |
| ROOF LEVEL DWELLING UNITS: | 3,086 SF |

| | |
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| COMMON AREA USE BREAKDOWN: | |
| PARKING GARAGE | 15,658 SF |
| STREET LEVEL (LOBBY, STAIRS, ELEVATOR, UTILITY ROOMS) | 1,050 SF |
| 2ND LEVEL (STAIRS, ELEVATOR, IDF CLOSET, SHAFT) | 1,455 SF |
| 3RD LEVEL (STAIRS, ELEVATOR, IDF CLOSET, SHAFT) | 1,455 SF |
| ROOF LEVEL (POOL DECK, STAIRS, HVAC AREA) | 6,520 SF |

| | |
|---|--------|
| BUILDING HEIGHT ALLOWED (DMU-2 REZONING): | 66'-0" |
|---|--------|

| | |
|---------------------------|--------|
| PROPOSED BUILDING HEIGHT: | 51'-7" |
|---------------------------|--------|

| | |
|-----------------------------------|--------|
| SETBACKS: | 30'-0" |
| NORTH GOLDWATER BLVD (FROM CURB): | 20'-0" |
| 1ST STREET (FROM CURB): | 10'-0" |
| ALLEY (FROM CENTERLINE): | |

| | |
|--------------------------|----------------------|
| STEPBACKS: | 1:1 INCLINE STEPBACK |
| 30'-0" TO 45'-0" HEIGHT: | 2:1 INCLINE STEPBACK |
| 45'-0" AND ABOVE: | |

PLEASE SEE AS100.1 SITE PLAN WORKSHEET FOR MORE PARKING AND BIKE REQUIRED AND PROVIDED CALCULATION

SITE PLAN

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

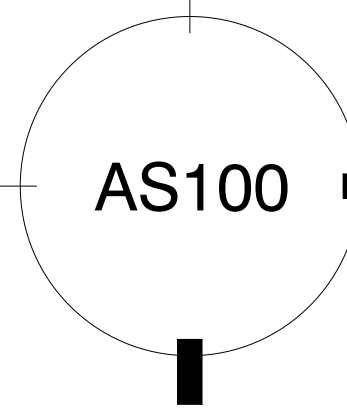
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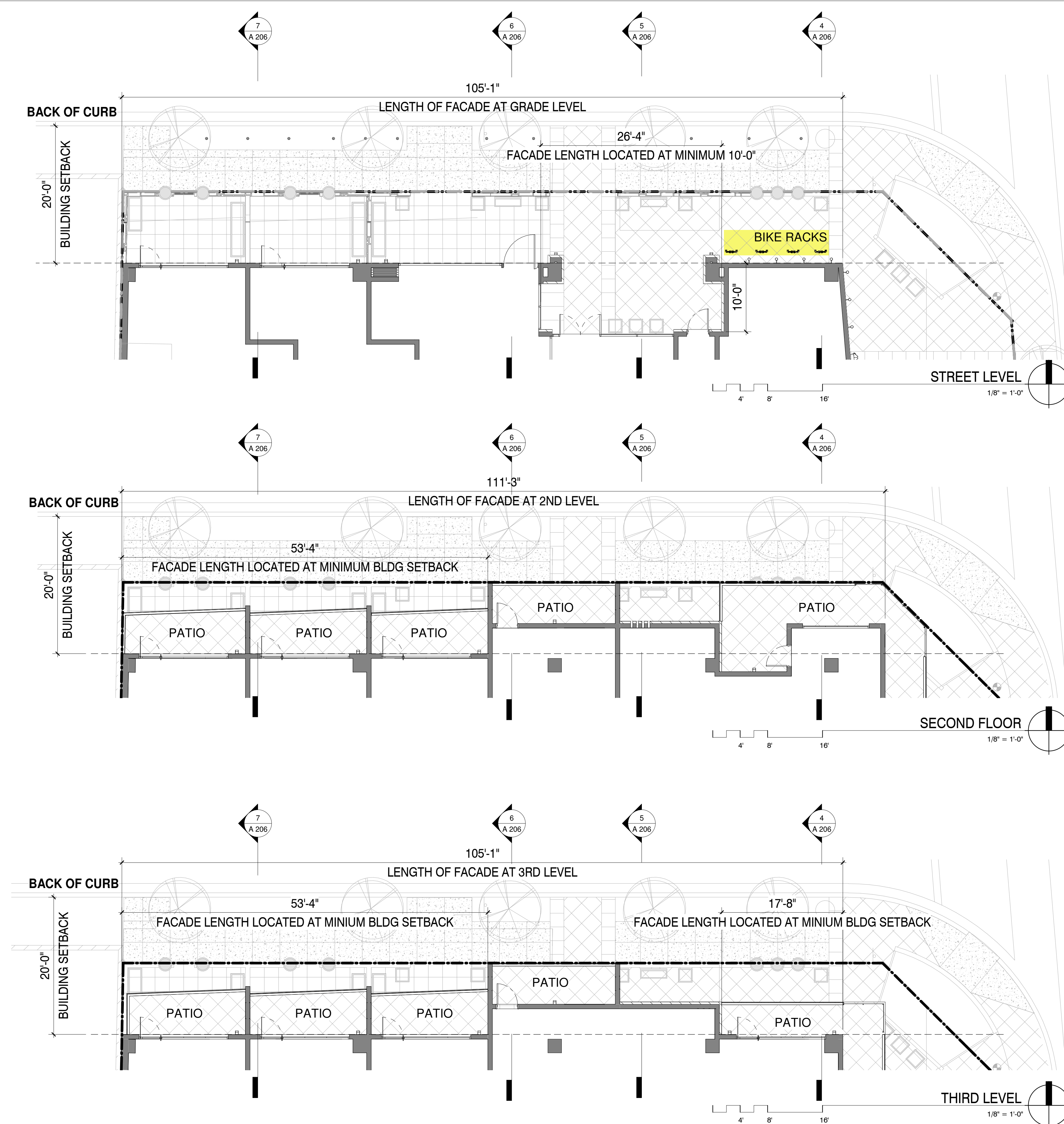
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drawn by: YT
project no.: 18024
date: 05/06/19



PLOT DATE: 5/3/2019 10:35:00 AM



BUILDING LOCATION

1ST STREET

i) TOTAL LENGTH OF FACADE = 111.4'

FACADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK
REQUIRED = (111.4' X 25%) = 27.85'

ACTUAL = 62' > 27.85' OK

ii) TOTAL LENGTH OF FACADE AT GRADE LEVEL = 105'

FACADE LENGTH LOCATED AT MINIMUM 10' - 0" FROM AT
MINIMUM BUILDING SETBACK
REQUIRED = (105 X 25%) = 26.25'

ACTUAL = 26.33 > 26.25' OK

iii) TOTAL FACADE AREA = 4214 SF

AREA AT MINIMUM BUILDING SETBACK
REQUIRED = (4214X 25%) = 1053.5 SF

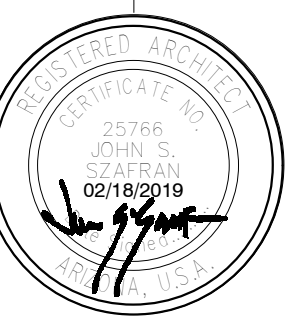
ACTUAL = 2148 > 1053.5 OK

PLEASE SEE ELEVATION WORKSHEETS A202/A203
FOR AREA CALCULATION


STREET FRONTAGE ILLUSTRATION - 1ST STREET

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

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expires 30 june 2019



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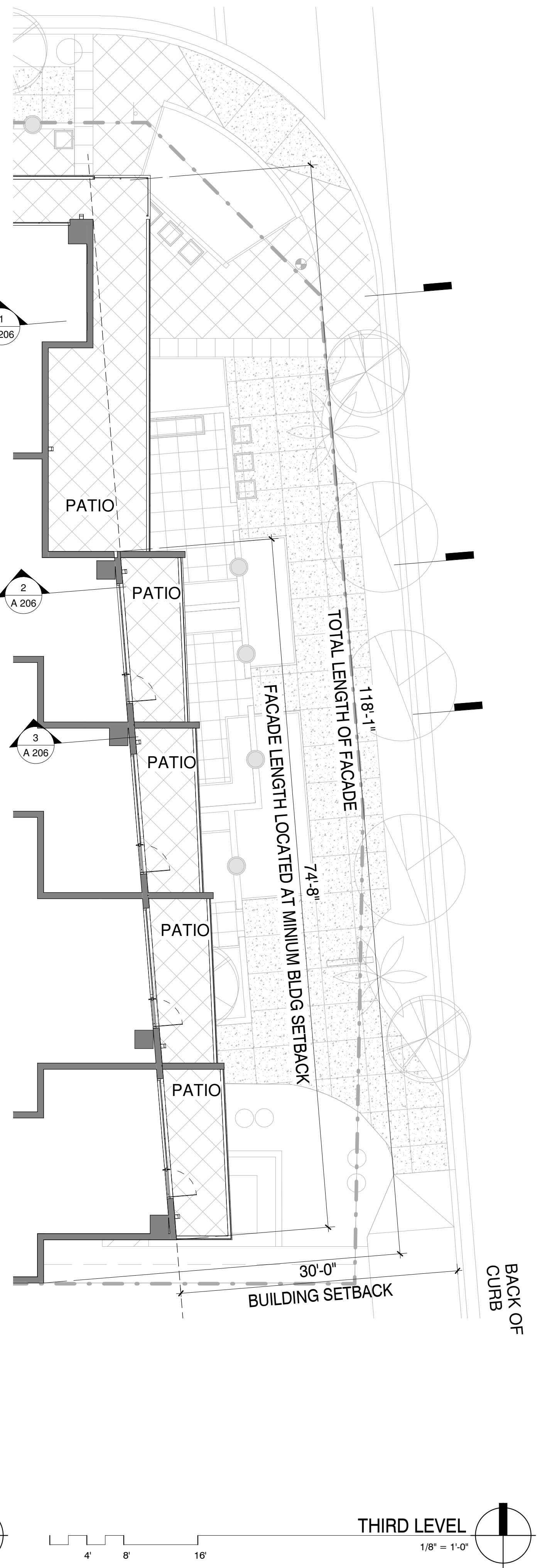
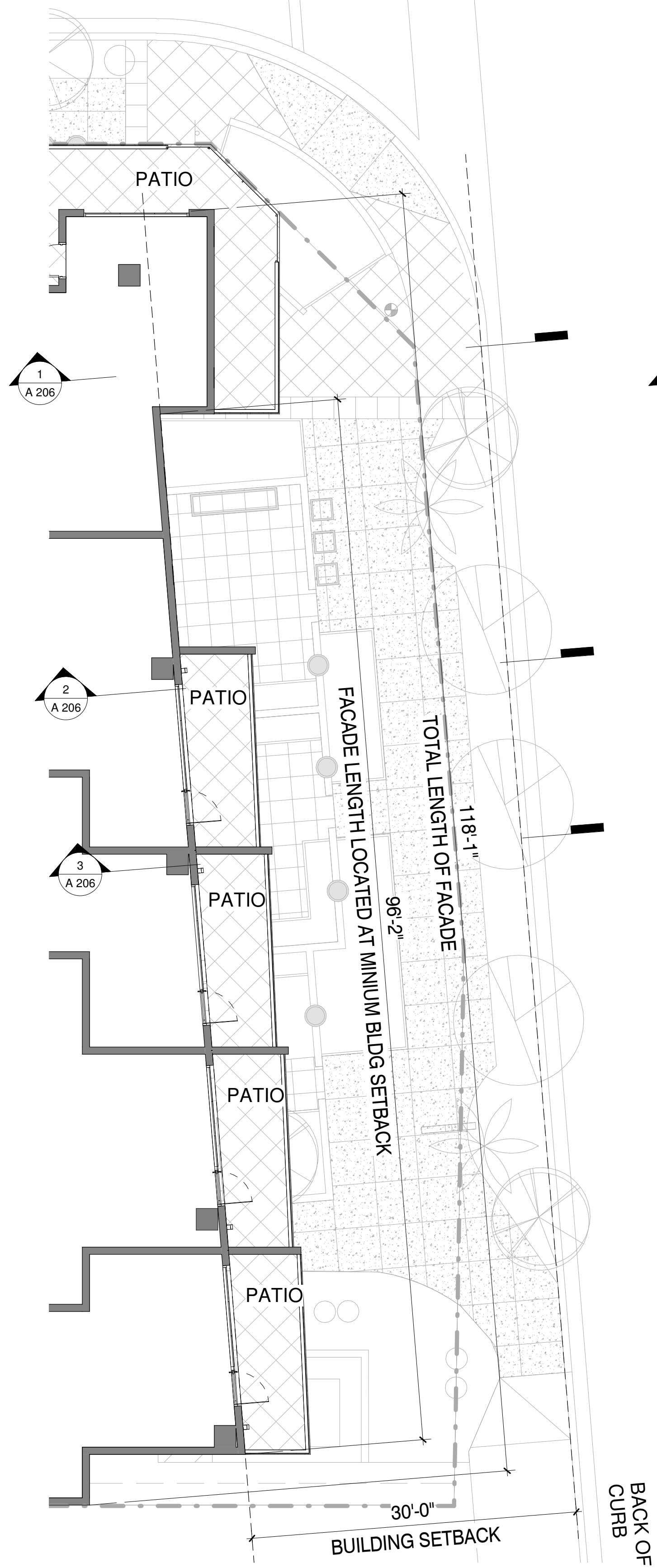
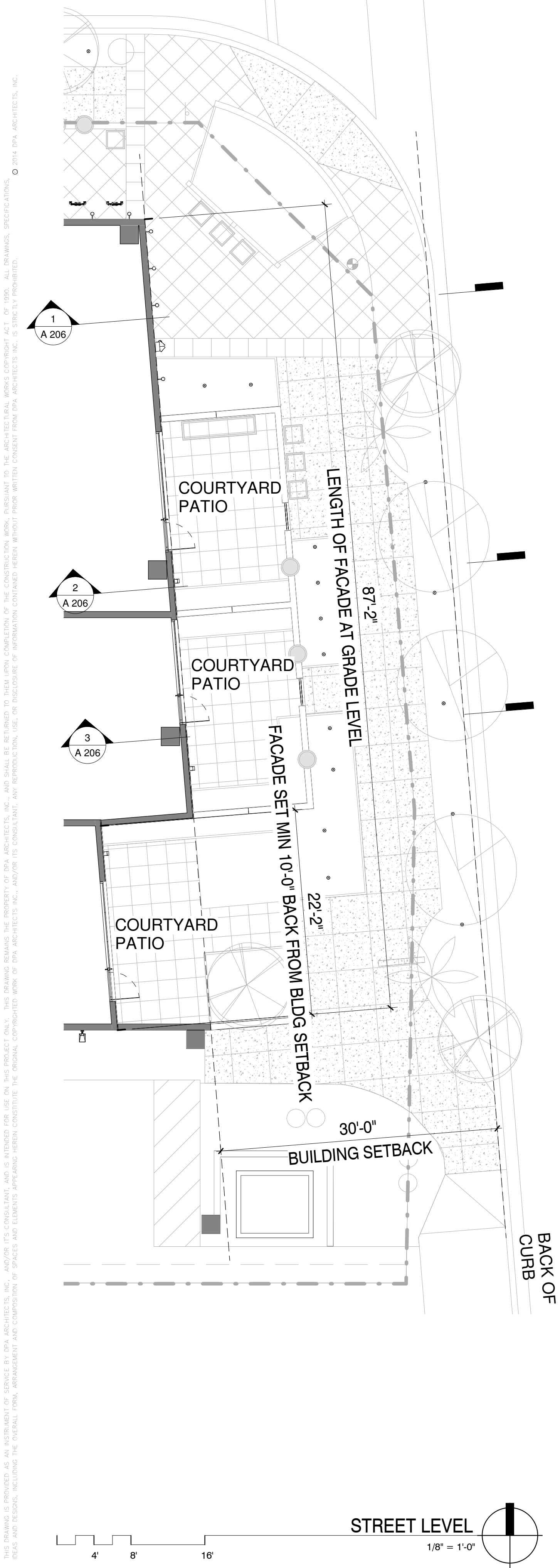
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e: 05/06/19

AS100.2 ■

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BUILDING LOCATION

EAST ELEVATION - GOLDWATER BLVD

i) TOTAL LENGTH OF FACADE = 118.08'

FACADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK
REQUIRED = (118.08' X 25%) =29.52'

ACTUAL = 96.16' > 29.52' OK

ii) TOTAL LENGTH OF FACADE AT GRADE LEVEL = 87.16'

FACADE LENGTH LOCATED AT MINIMUM 10' - 0" FROM
AT MINIMUM BUILDING SETBACK

REQUIRED = (87.16' X 25%) =21.79'

ACTUAL = 22.16' > 21.79' OK

iii) TOTAL FACADE AREA = 4,960 SF

AREA AT MINIMUM BUILDING SETBACK
REQUIRED = (2,406 SF X 25%) = 1,240 SF

ACTUAL = 2,367 SF > 1,240 SF OK

**PLEASE SEE ELEVATION WORKSHEETS A202/A203
FOR AREA CALCULATION DETAILS**

STREET FRONTAGE ILLUSTRATION - GOLDWATER BLVD

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

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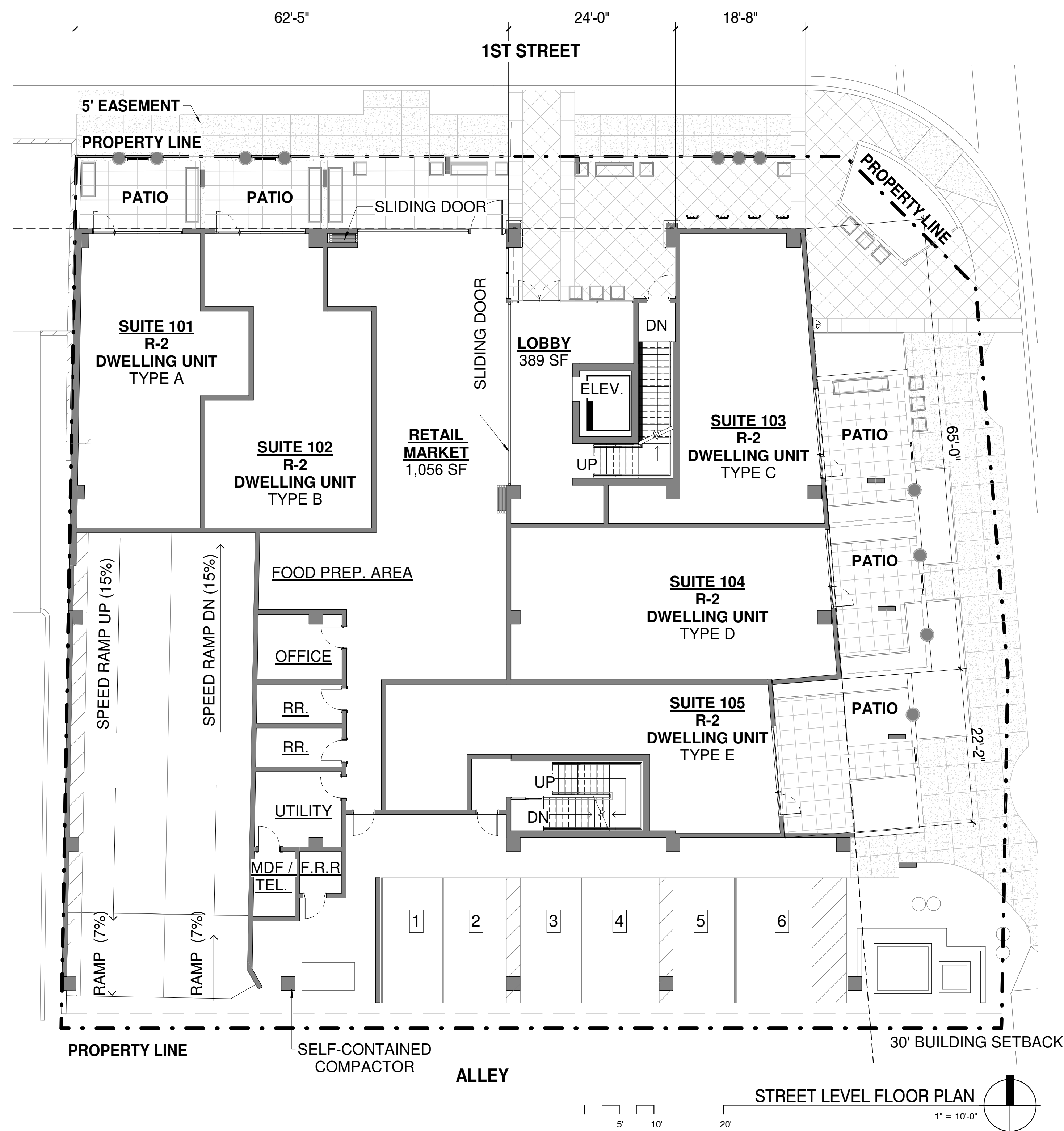
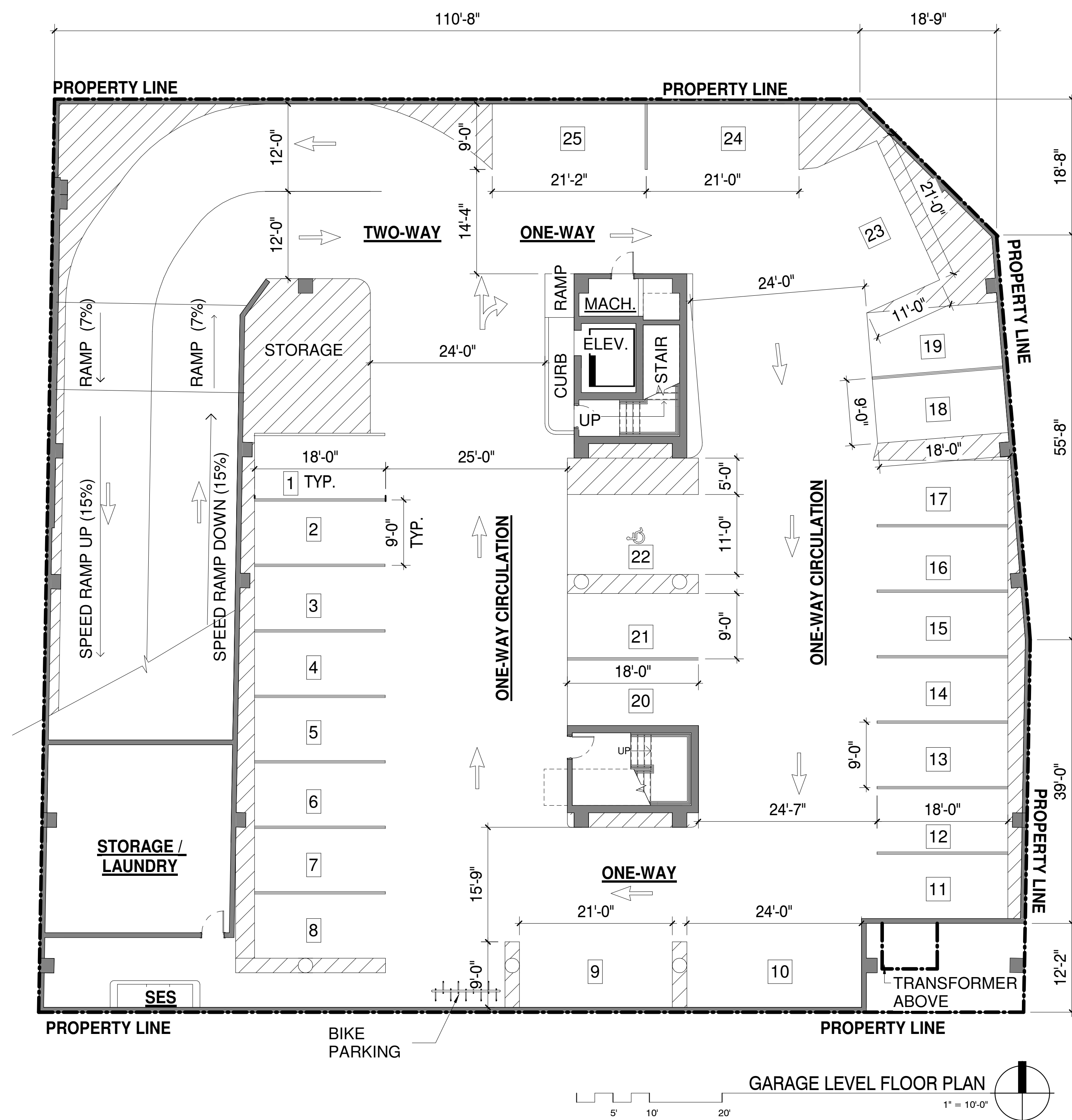
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drawn by: YT
project no.: 18024
date: 05/06/19

AS100.3

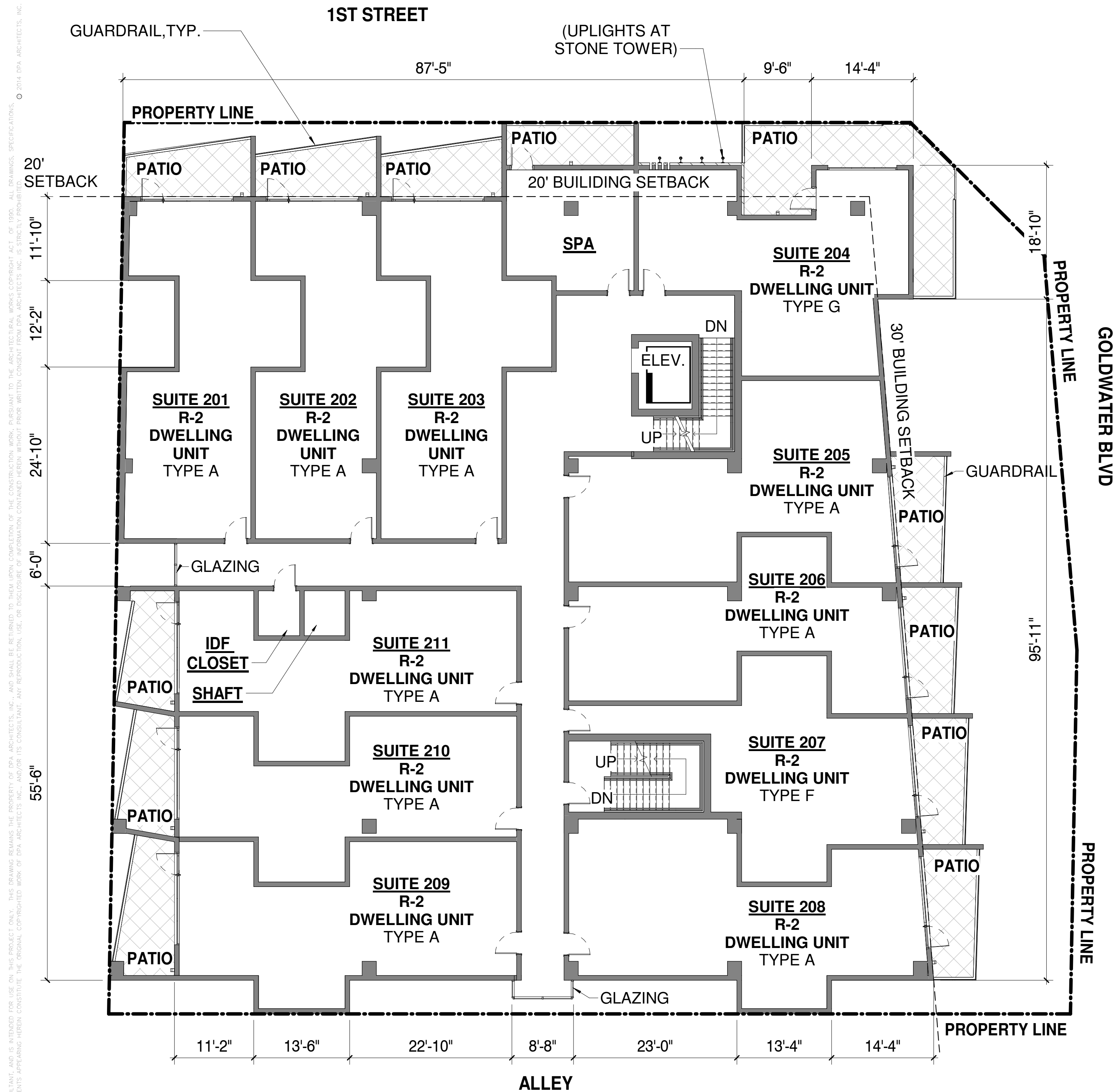


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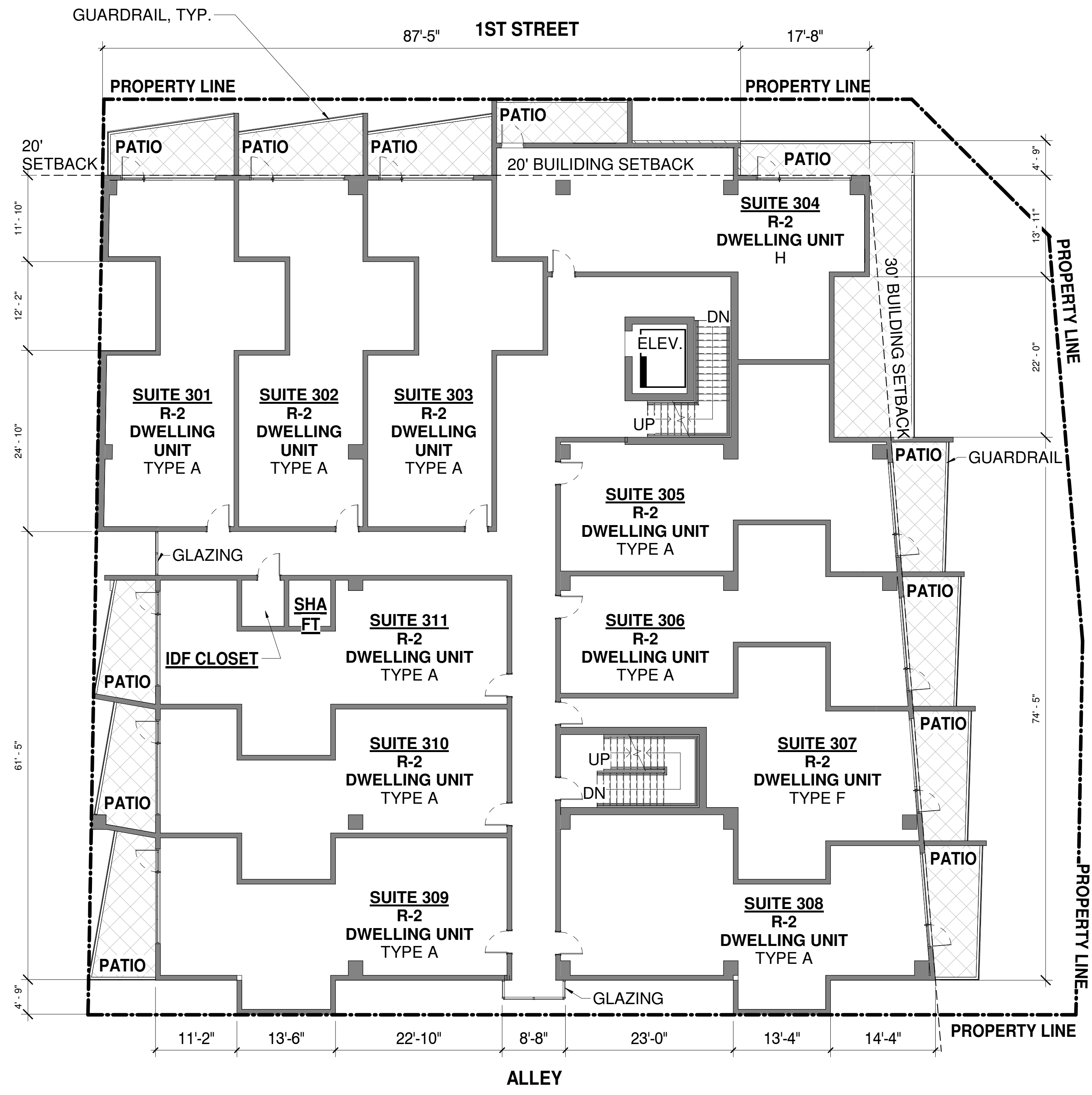
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| drawn by: | YT |
| project no.: | 18024 |
| date: | 02/18/19 |



NOTE:
ROOF DRAINAGE SYSTEM SHALL BE CONCEALED
WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE, SECTION 7.105C



NOTE:
ROOF DRAINAGE SYSTEM SHALL BE CONCEALED
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FLOOR PLANS - 2ND LEVEL / 3RD LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

GOLDWATER BLVD

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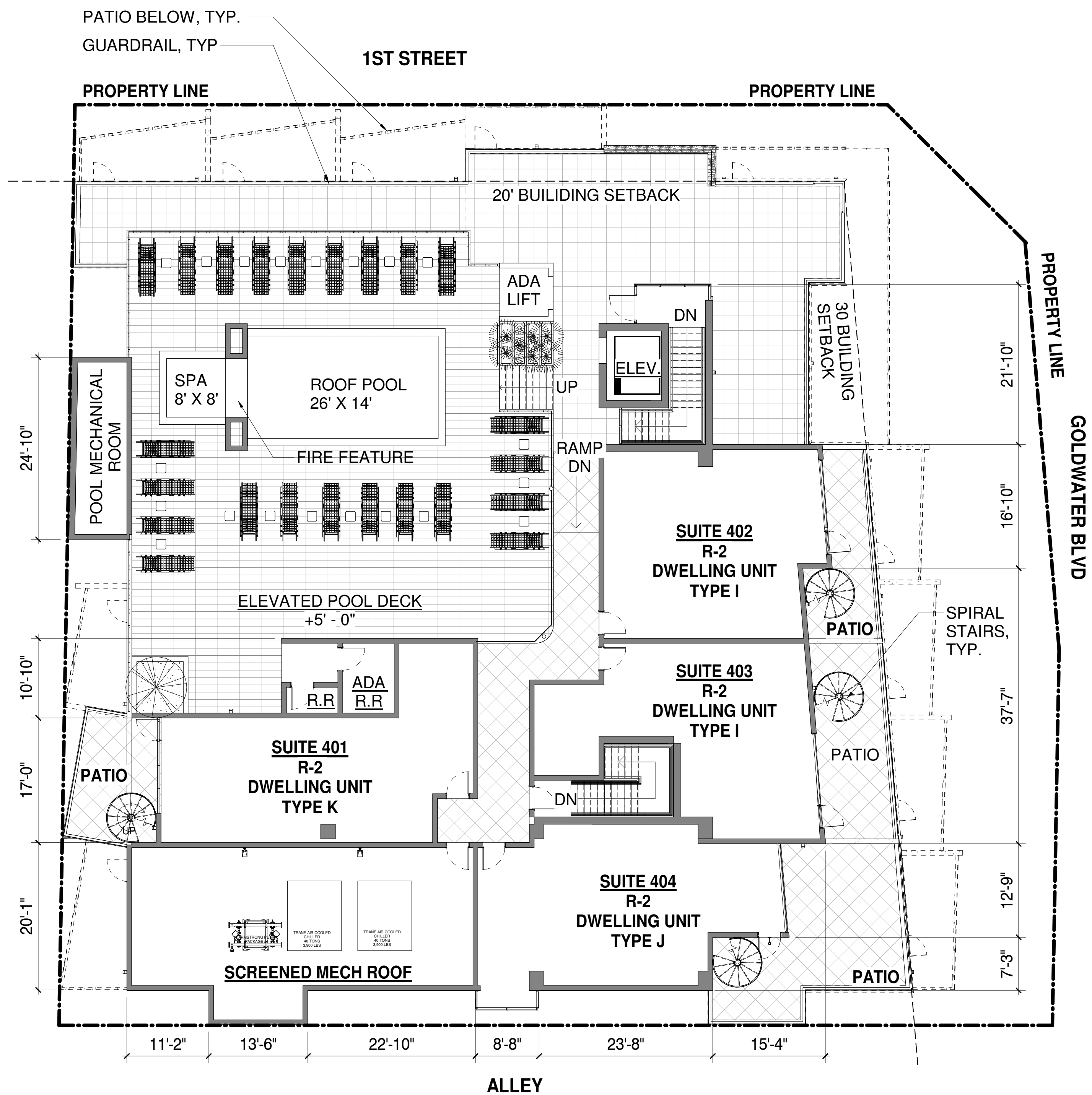


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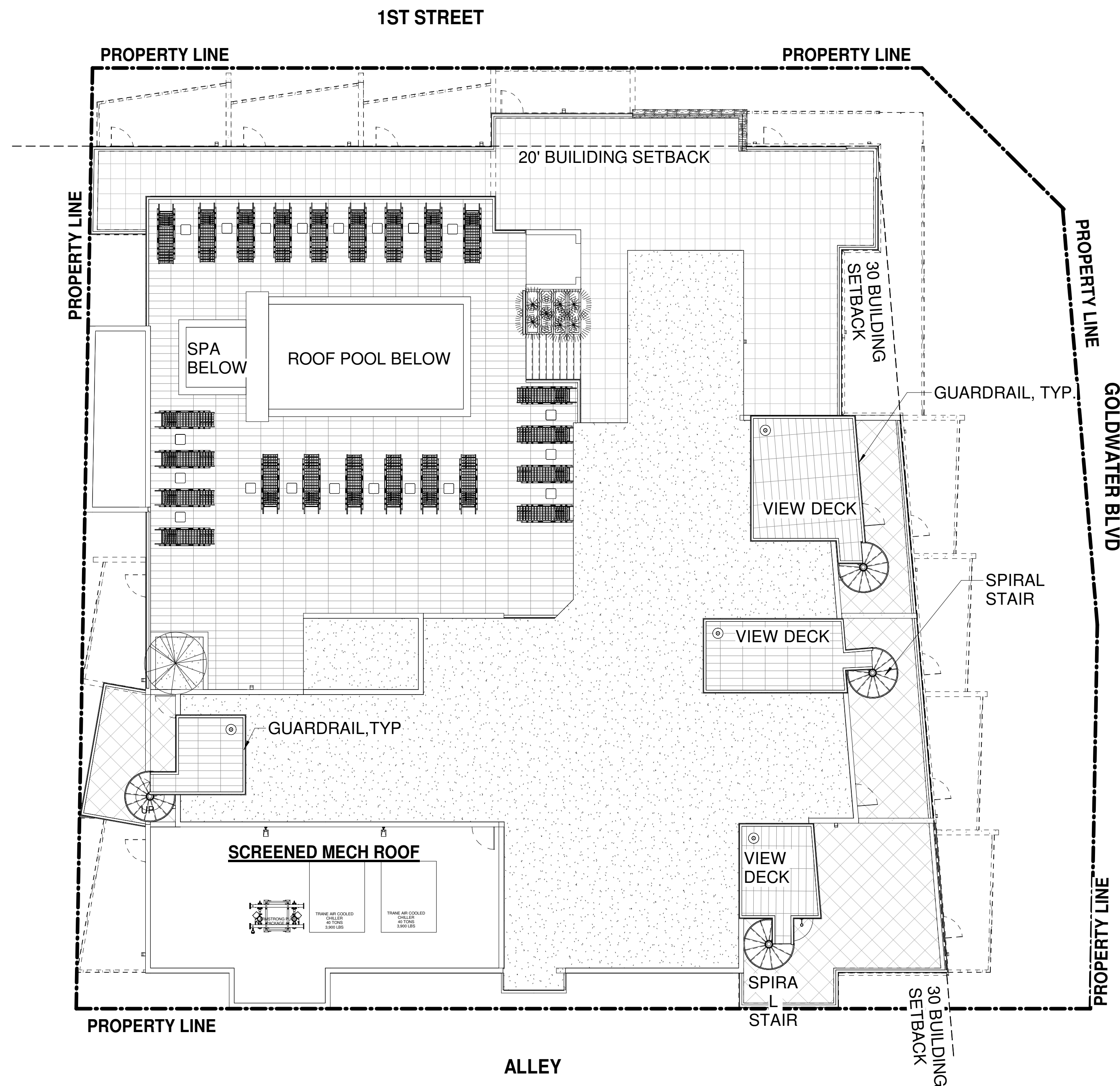
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FLOOR PLANS - ROOF LEVEL / PARAPET LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

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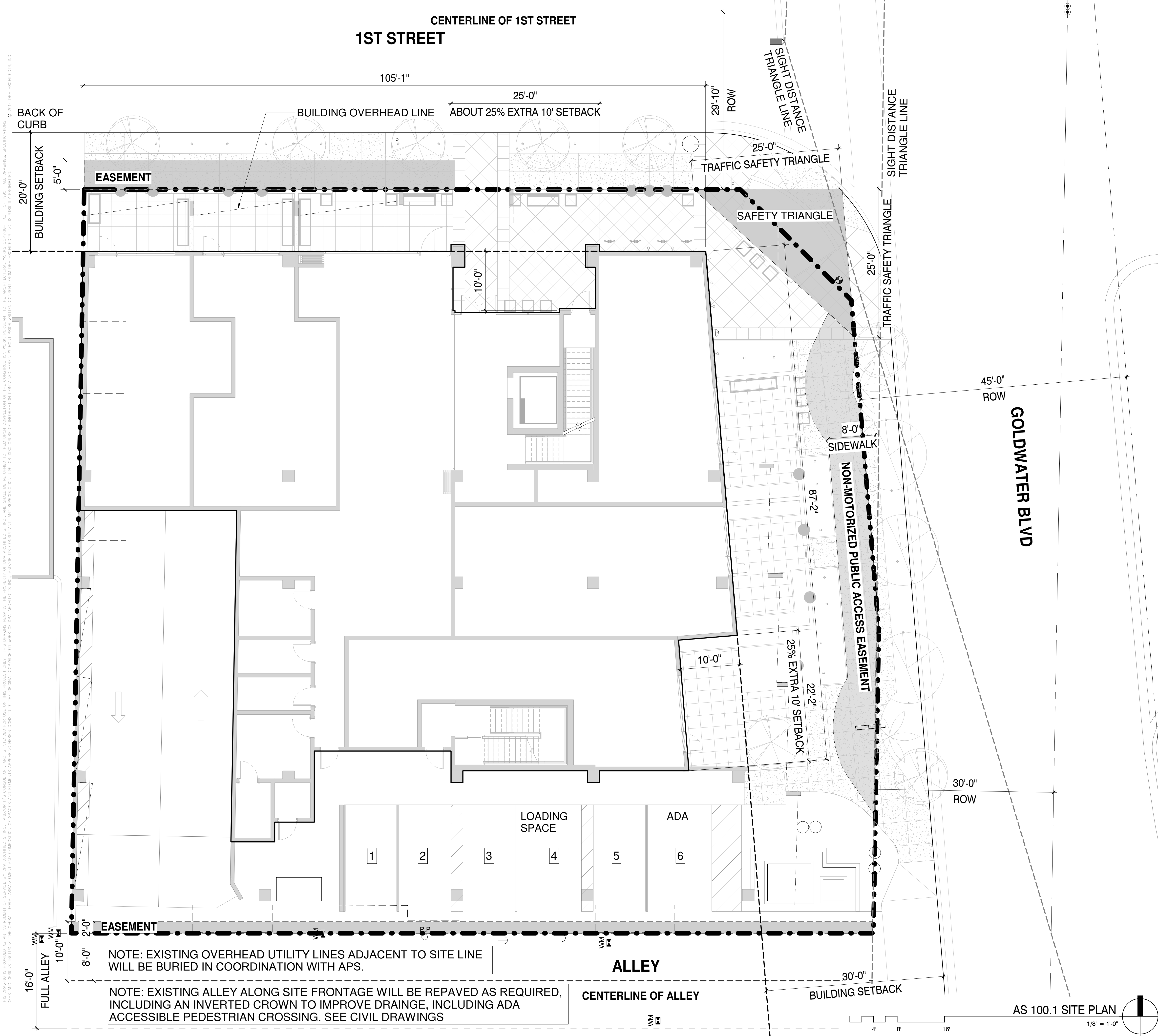
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VICINITY MAP



PROJECT DATA

| | |
|----------------------|----|
| DWELLING UNIT COUNT: | |
| STREET LEVEL: | 5 |
| 2ND LEVEL: | 11 |
| 3RD LEVEL: | 11 |
| ROOF LEVEL: | 4 |
| TOTAL | 31 |

| | |
|--------------------------------------|----------|
| RESTAURANT / RETAIL AT GROUND LEVEL: | |
| MERCANTILE/RETAIL: | 1,506 SF |

| | |
|--|----------|
| PARKING CALCULATIONS | |
| REQUIRED: | |
| MERCANTILE/RETAIL | 1,506 SF |
| (1,506 SF- 4,000 SF SITE VESTEDCREDITS) /350 = 0 | 0 SPACES |

DWELLING UNITS: 1 BEDROOM UNITS (31X1) = 31 SPACES
1 SPACE PER UNIT

| | |
|-----------------|-----------|
| TOTAL REQUIRED: | 31 SPACES |
| PROVIDED: | |
| UNDERGROUND: | 25 SPACES |
| SURFACE: | 6 SPACES |

| | |
|-----------------|-----------|
| TOTAL PROVIDED: | 31 SPACES |
|-----------------|-----------|

| | |
|---|----------|
| ACCESSIBLE PARKING REQUIRED PER SEC.9.105.A (1 SURFACE SPACE AND 1 GARAGE SPACE) | 2 SPACES |
|---|----------|

| | |
|---|----------|
| ACCESSIBLE PARKING PROVIDED (1 SURFACE SPACE AND 1 GARAGE SPACE) | 2 SPACES |
|---|----------|

| | |
|---------------------------|----------|
| BIKE PARKING CALCULATIONS | |
| REQUIRED: | 2 SPACES |
| PROVIDED (SURFACE): | 4 SPACES |

WINERY RESIDENCES OF SCOTTSDALE
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exp. 30 June 2019
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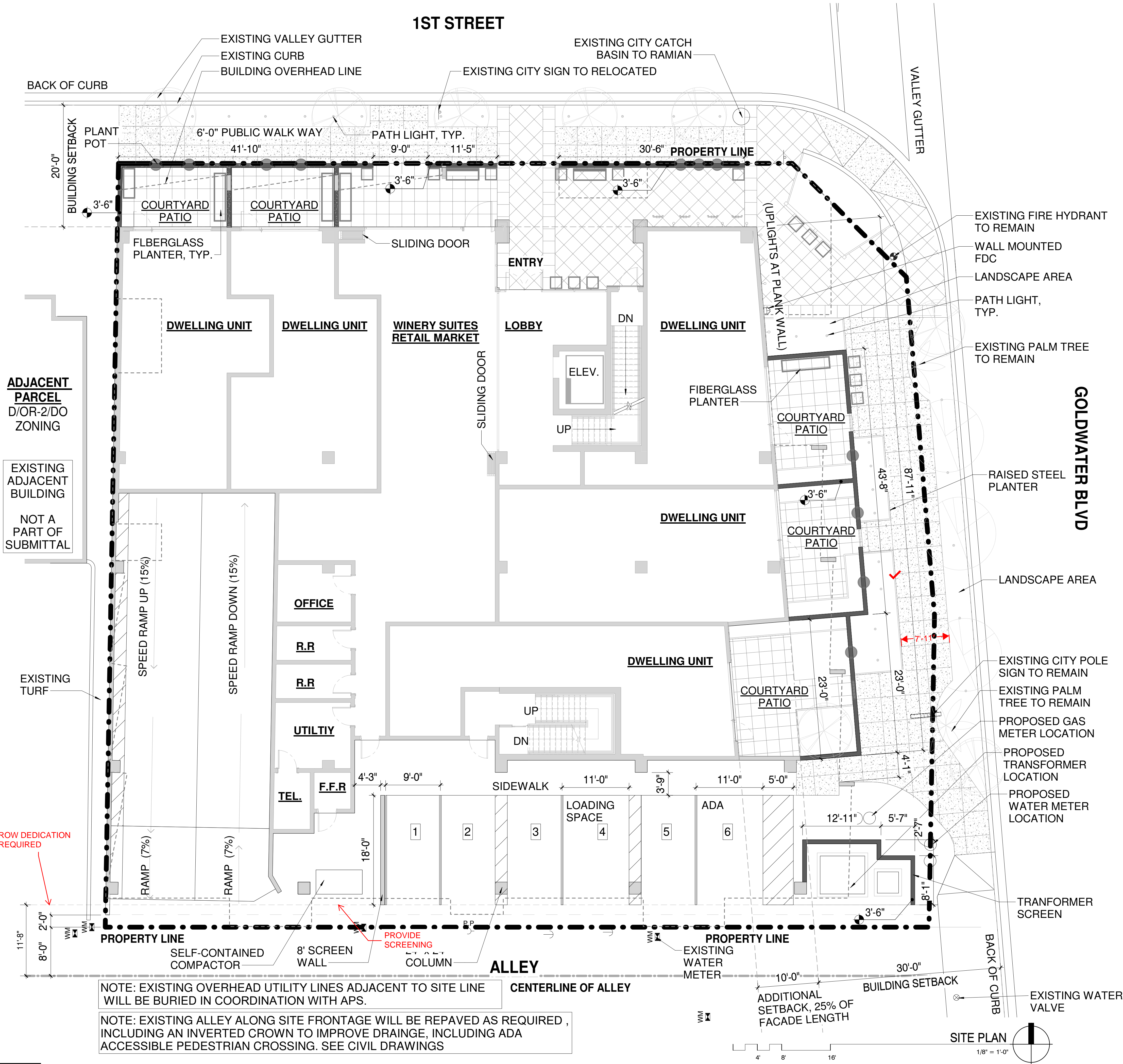
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date: 02/18/19

SITE PLAN WORKSHEETS

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

AS100.1

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|---|--|

| | |
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|---|--------|

| | |
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| ALLEY (FROM CENTERLINE): | 10'-0" |

| | |
|--------------------------|-----------------------|
| STEPBACKS: | |
| 30'-0" TO 45'-0" HEIGHT: | 1:1 INCLINE STEPBACK |
| 45'-0" AND ABOVE: | 2:1 INCLINE STEP BACK |

WINERY RESIDENCES OF SCOTTSDALE
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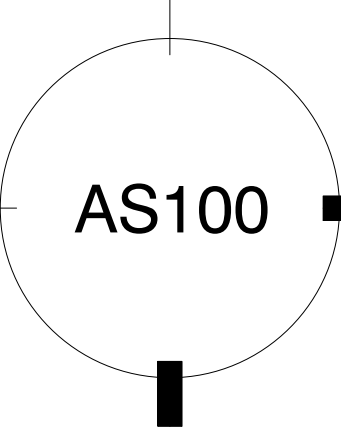
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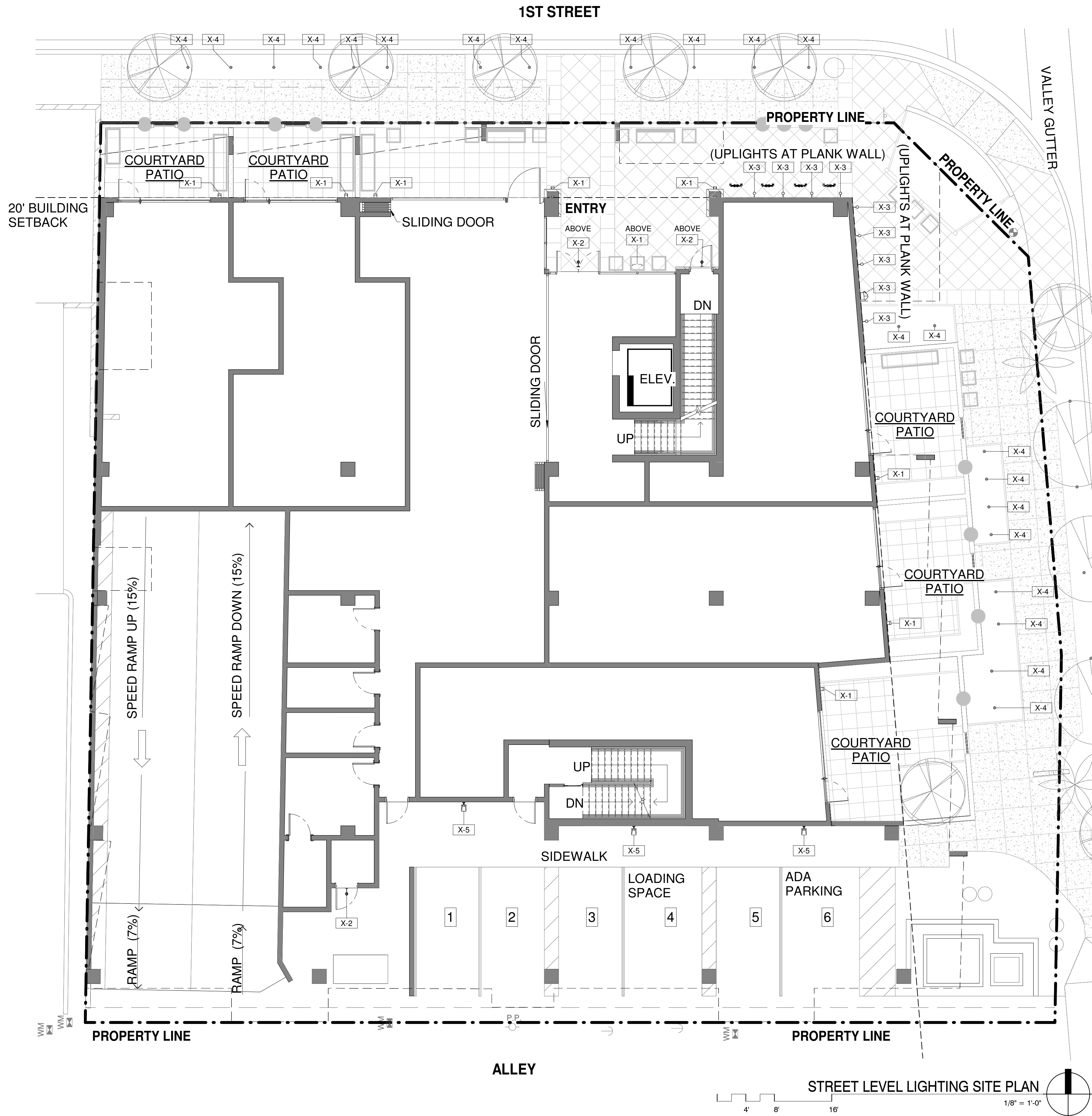
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SITE PLAN

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018



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LIGHTING FIXTURE SCHEDULE

| TYPE MARK | MODEL | MANUFACTURER | LAMP TEMP | LAMP | DESCRIPTION |
|-----------|---|---------------|-----------|---------|--|
| X-1 | C-AR-FS-20-LED-391-BP-WHT-120 | TEKA LIGHTING | 3000 K | 10W LED | ARCADE SERIES 20" EXTERIOR WALL SCONCE, WALL MOUNTED AT 7' TO CENTER OF FIXTURE, AT PATIO AND ENTRY |
| X-2 | C-CAF-3-LED-E65-W FL-A9-BP-12-B-360S L | TEKA LIGHTING | 3000 K | 10W LED | EXTERIOR WALL MOUNTED DOWNLIGHT SINGLE HEAD FULLY ADJUSTABLE DIRECTIONAL FLOODLIGHT, MOUNTED 8'6" TO CENTER OF FIXTURE |
| X-3 | C-PNF-6"-LED-E65-MFL-A9-BP-12-11-C-POWER CANOPY | TEKA LIGHTING | 3000 K | 8W LED | SINGLE HEAD FULLY ADJUSTABLE DIRECTIONAL FLOODLIGHT WITH PAR30 LED RETROFIT LAMP, UP LIGHT AT PLANK WALL AND STONE TOWER |
| X-4 | C-HLP-12"-C-LED-E7-1-BP | TEKA LIGHTING | 3000 K | 3W LED | 12" STEM HEIGHT BOLLARD LIGHTING FIXTURE AT LANDSCAPE AND PATHWAY |
| X-5 | ITEKA LED | iCUZZINI | 3000 K | 20W LED | FLOODLIGHT INTENDED FOR USE WITH LED LIGHT SOURCES, WALL MOUNTED AT 7'6" TO CENTER OF FIXTURE, AT PARKING AND MECH ROOM |
| X-6 | DM-LED-E10-AQW | LITON | 3000 K | 3W LED | EXTERIOR RECESSED LED PUCK LIGHT, PINHOLE TRIM, NEW CONSTRUCTION HOUSING, 3000K, WHITE PINHOLE, BLACK REFLECTOR. |
| X-7 | BPM-SD12-LED-X84-BP-S-PT-D23-MT | TEKA LIGHTING | 3000 K | 23W LED | 6' HEIGHT POLE MOUNT SOLID STATE LIGHTING FIXTURE AT VIEWING DECK |

WINERY RESIDENCES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



expires 30 June 2019

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| # | Description | Date |
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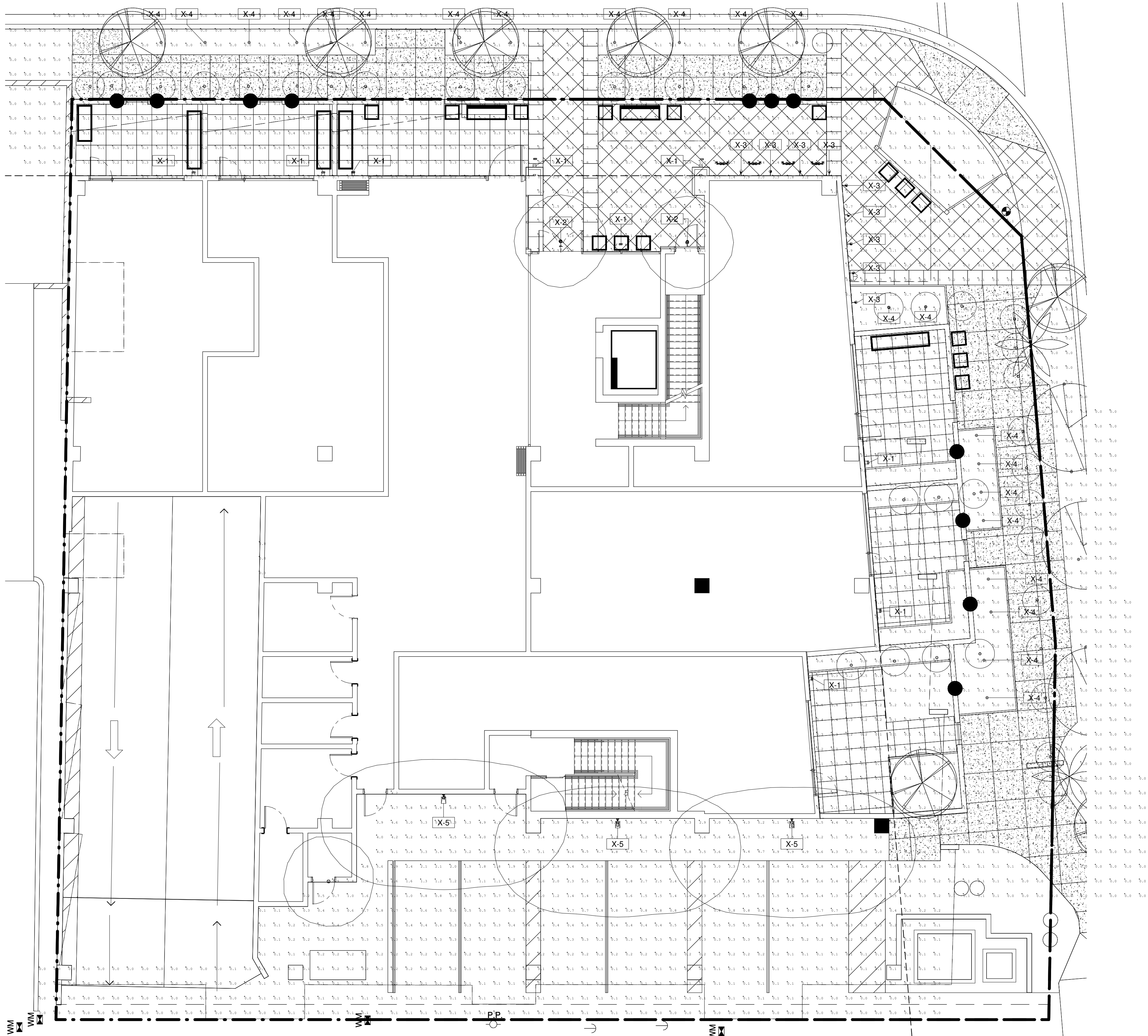
drawn by: yt
project no.: 18024
date: 02/18/19

EXTERIOR LIGHTING SITE PLAN

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

AS102

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| Luminaire Schedule | | | | | | | | |
|--------------------|-----|-------|-------------|-------|------------------------------|------|-------------|-----------------------------------|
| Symbol | Qty | Label | Arrangement | LLF | Description | Tag | Lum. Lumens | Lum. Watts [MANUFAC] |
| ⌈ | 9 | X-1 | SINGLE | 1.160 | AR-FS-20-LED-3000K | 7' | 175 | 9.62 TEKA ILLUMINATION |
| ⊙ | 3 | X-2 | SINGLE | 0.900 | CAF-3-LED-E65-WFL-A9-BP-12-B | 8.6' | 803 | 19.6071 TEKA ILLUMINATION |
| ⊙ | 9 | X-3 | SINGLE | 0.900 | PNF-12-LED-e65-WHP-12-FL-C | .5' | 445 | 8.27279 TEKA ILLUMINATION |
| ⊙ | 36 | X-4 | SINGLE | 0.900 | HLP-LED-e71-WHP-B | 1' | 100 | 0.396 TEKA ILLUMINATION |
| ⬢ | 3 | X-5 | SINGLE | 0.900 | BV15 (PROFILE_01)_LV40 | 7.6' | 1400 | 16.8 iGuzzini illuminazione S.p.A |

| Calculation Summary | | | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|---------|--|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | |
| Floor Plan | Illuminance | Fc | 1.02 | 67.7 | 0.0 | N.A. | N.A. | |

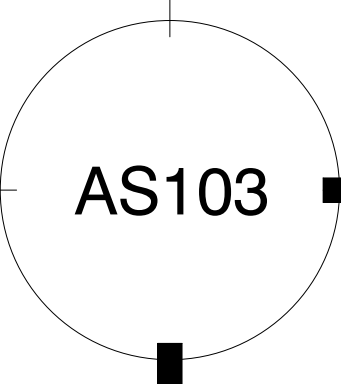
EXTERIOR LIGHTING SITE PHOTOMETRIC - STREET LEVEL



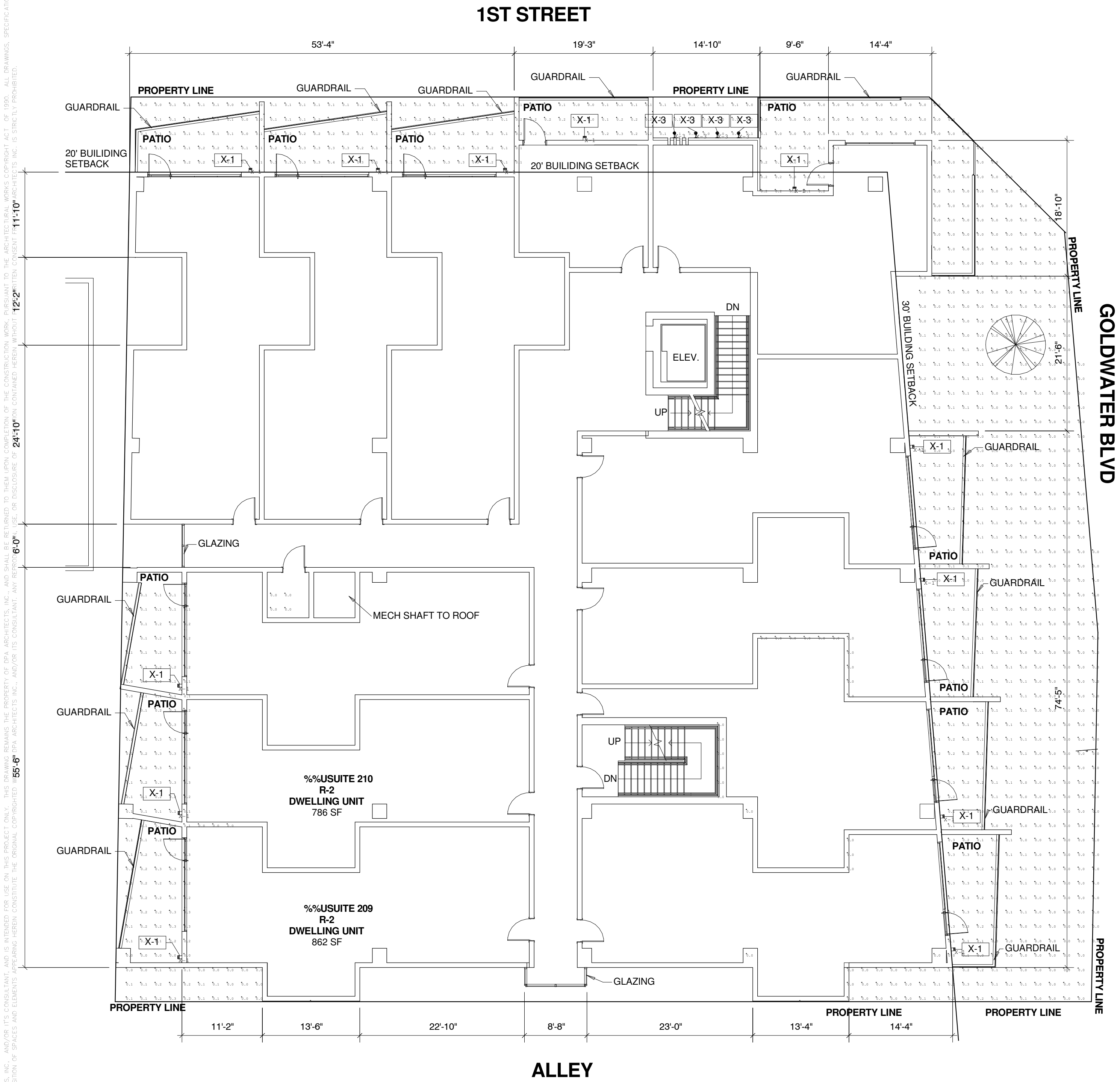
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drawn by: YT
project no.: 18024
date: 02/18/19

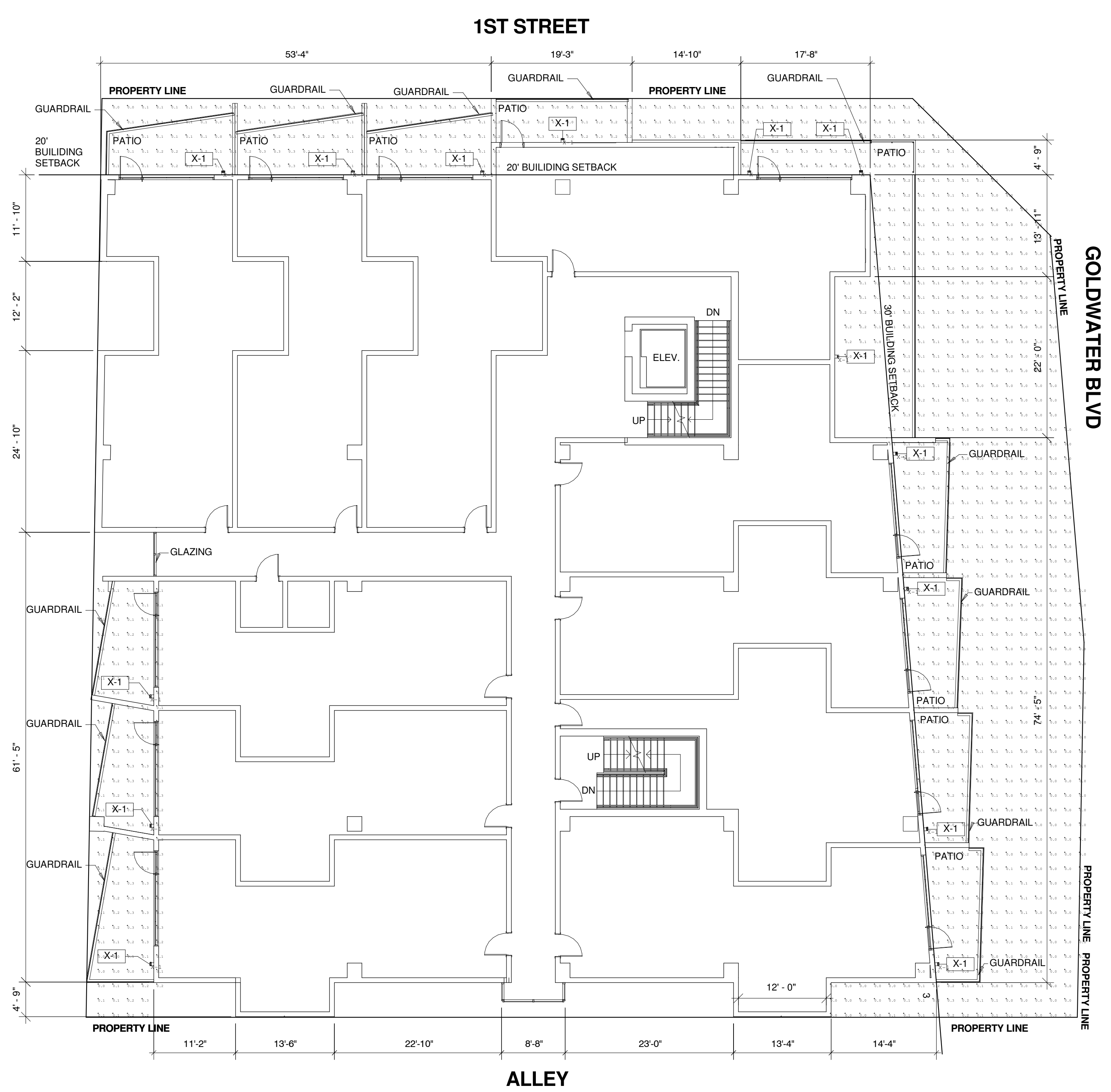


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| Luminaire Schedule | | | | | | | | | |
|--------------------|-----|-------|-------------|-------|----------------------------|-----|-------------|------------|-------------------|
| Symbol | Qty | Label | Arrangement | LLF | Description | Tag | Lum. Lumens | Lum. Watts | [MANUFAC] |
| | 26 | X-1 | SINGLE | 1.106 | AR-FS-20-LED-3000K | 7' | 175 | 9.62 | TEKA ILLUMINATION |
| | 4 | X-3 | SINGLE | 0.900 | PNF-12-LED-e65-WHP-12-FL-C | .5' | 445 | 8.27279 | TEKA ILLUMINATION |

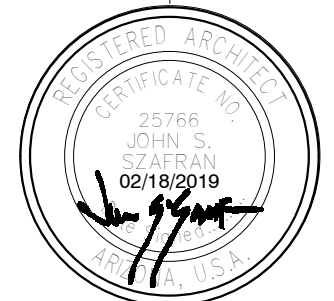
| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| CalcPts_1 | Illuminance | Fc | 0.08 | 0.4 | 0.0 | N.A. | N.A. |
| CalcPts_2 | Illuminance | Fc | 0.10 | 0.4 | 0.0 | N.A. | N.A. |



EXTERIOR LIGHTING SITE PHOTOMETRIC - 2ND&3RD LEVEL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

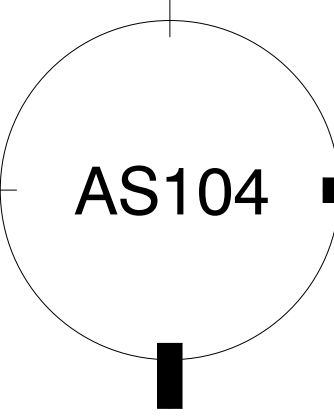
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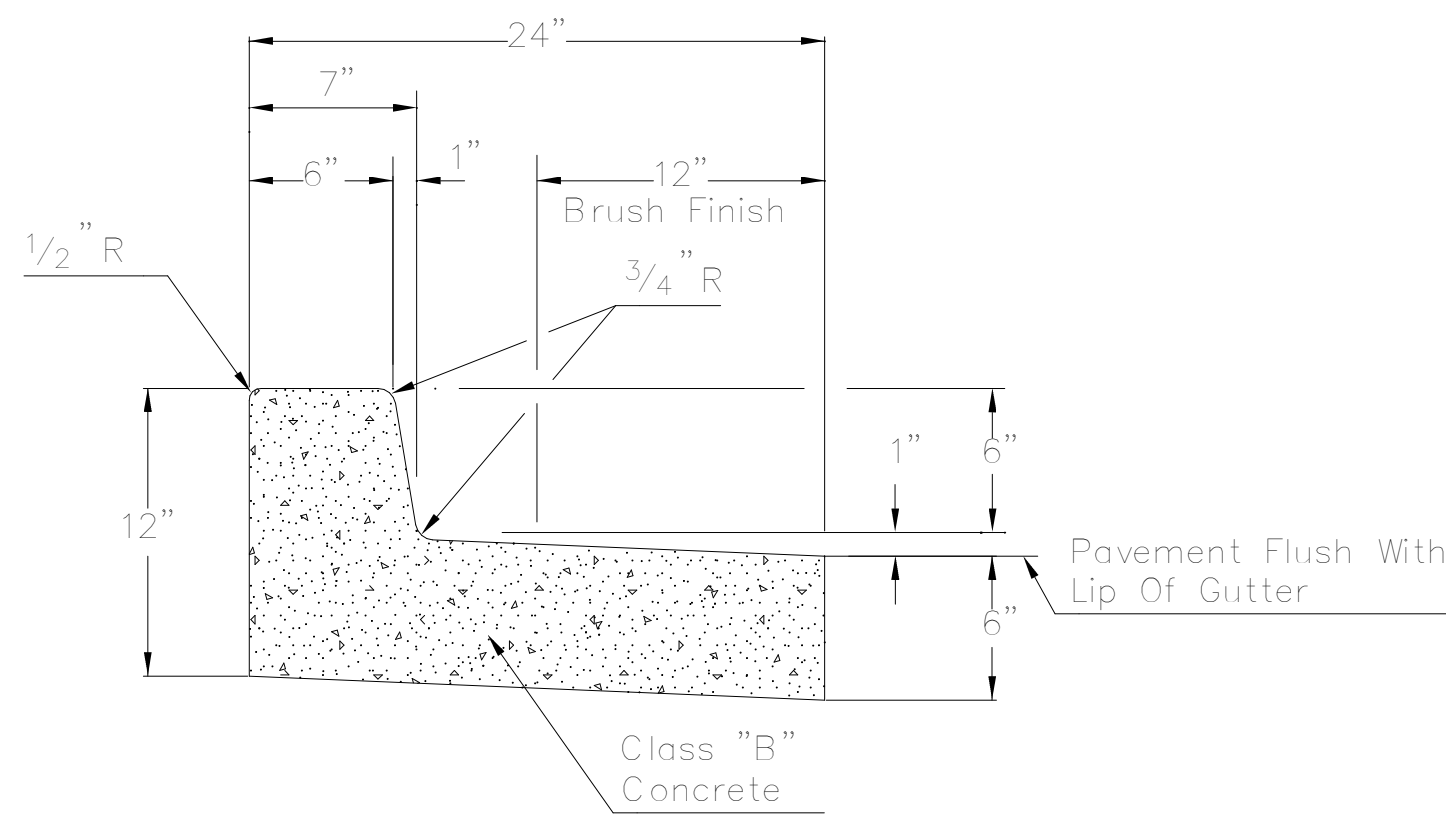
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drawn by: YT
project no.: 18024
date: 02/18/19

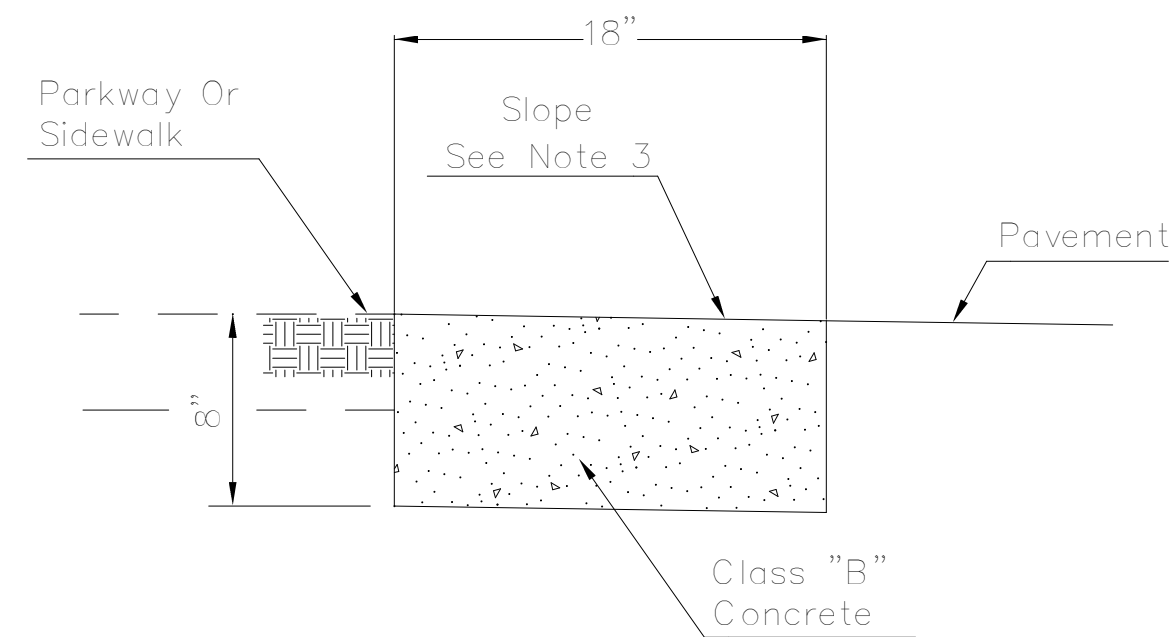


REVISÉ 4/15/09



- ## NOTES

1. All exposed surfaces to be trowel finished except as shown. See M.A.G. Section 340.
2. Contraction joint spacing shall be 10' maximum or as directed by the Inspector.
3. Construct curb and install $1/2"$ mastic expansion joints, A.S.T.M. D-1751, per M.A.G. Sec. 340 & 729 and COS Sec. 340.
4. Colored concrete shall be colored integrally.



- ## NOTES

1. Construct curb and install 1/2" mastic expansion joints, A.S.T.M. D-1751, per M.A.G. Sec. 340 & 729 and COS Sec 340.
2. Broom finish all surfaces.
3. Ribbon curb may slope towards pavement or parkway. Match cross slope of road unless indicated otherwise on plans.
4. Contraction joint spacing shall be 10' maximum or as directed by the Inspector.
5. Colored concrete shall be colored integrally.

| | | | | |
|--------------------|--|--|-------------------------------|--------------------|
| DETAIL NO. 2220 | City of Scottsdale Standard Details | APPROVED BY: Scottsdale Standards & Specifications Committee | CURB AND GUTTER - TYPES A & B | DETAIL NO. 2220 |
|--------------------|--|--|-------------------------------|--------------------|

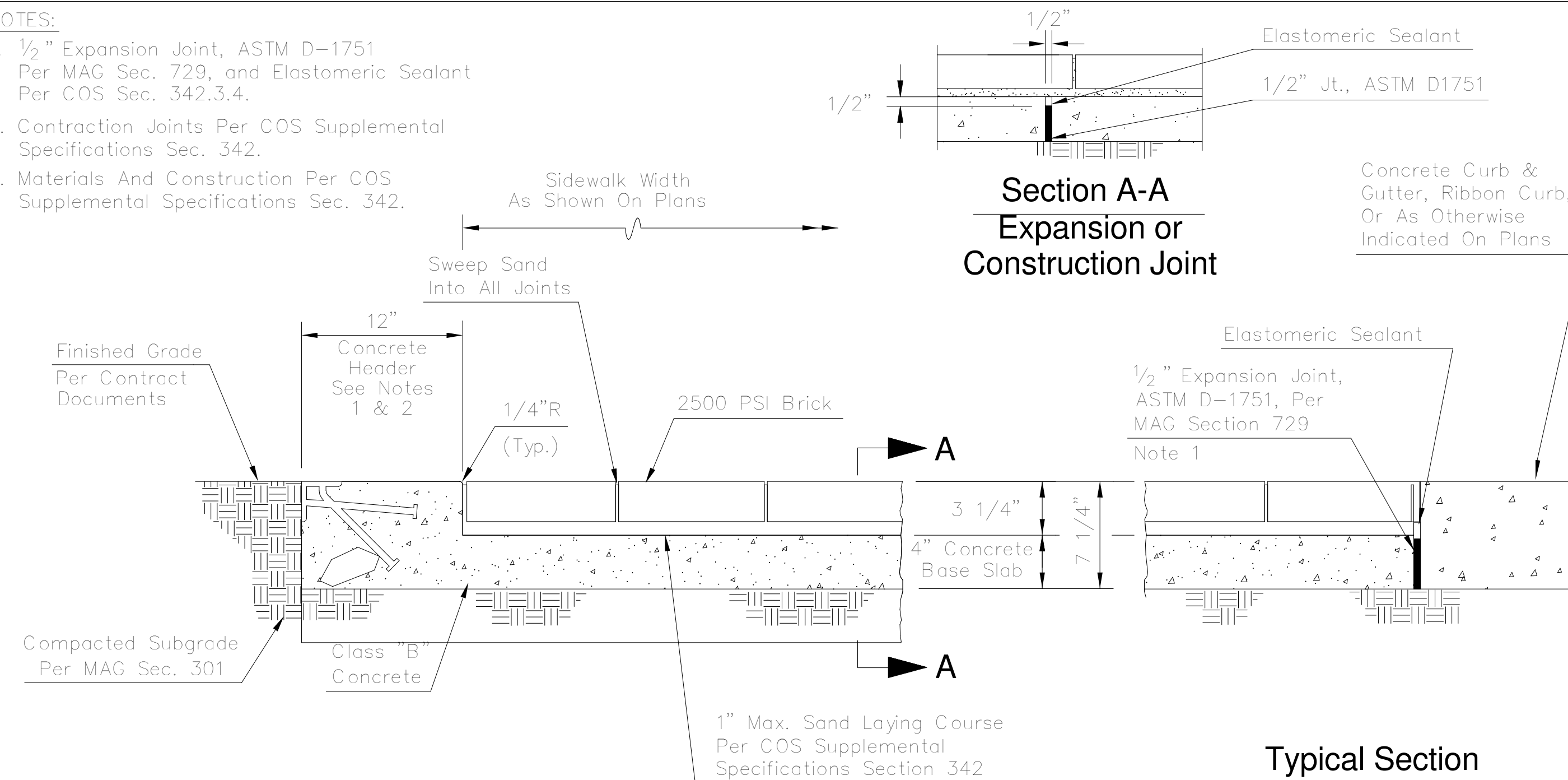
CITY OF SCOTTSDALE CURB AND CUTTER

NOT TO SCALE

1
AS500

- NOTES:

1. 1/2" Expansion Joint, ASTM D-1751
Per MAG Sec. 729, and Elastomeric Sealant
Per COS Sec. 342.3.4.
2. Contraction Joints Per COS Supplemental
Specifications Sec. 342.
3. Materials And Construction Per COS
Supplemental Specifications Sec. 342.



Typical Half Section
(Against Earth)

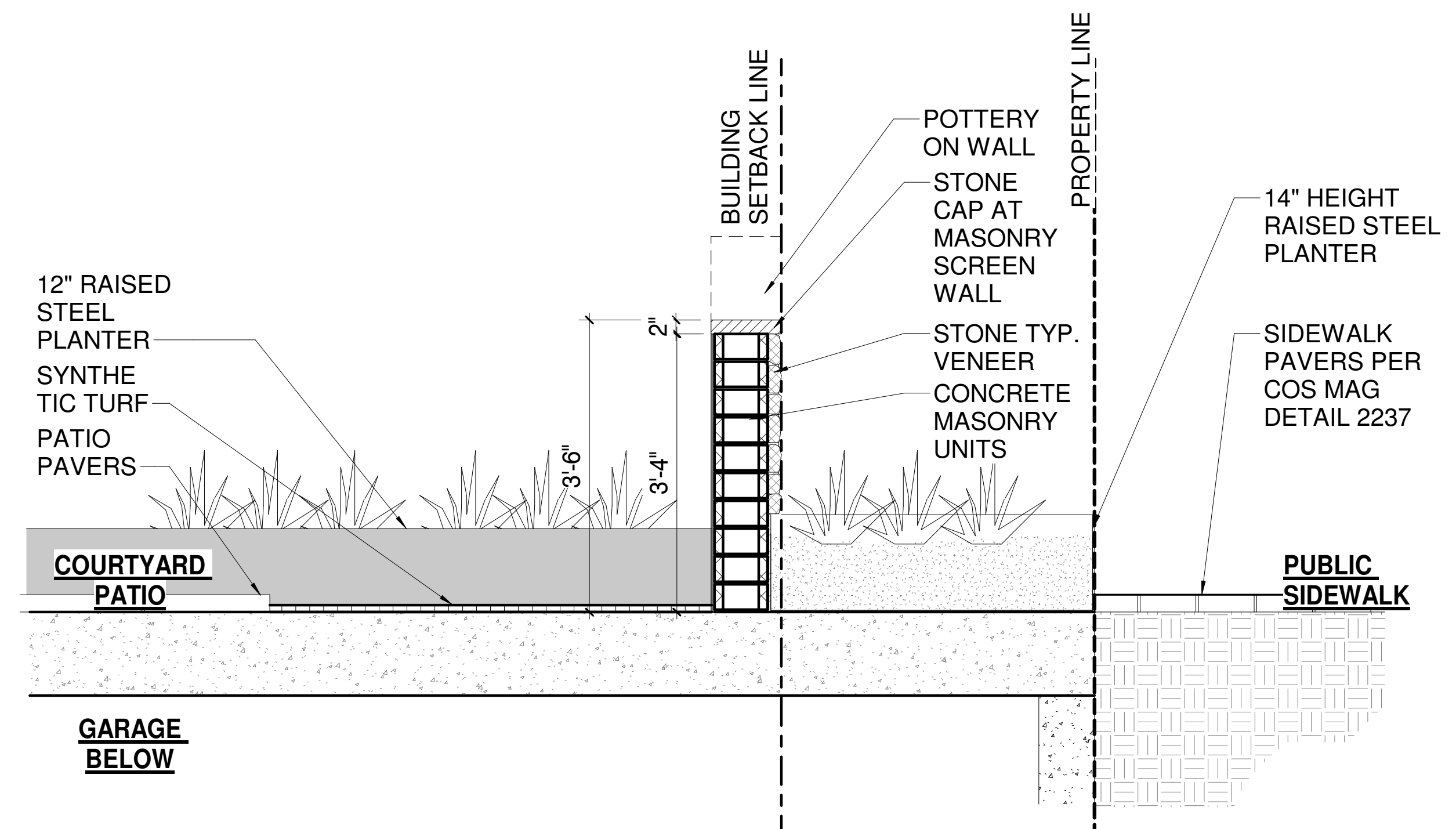
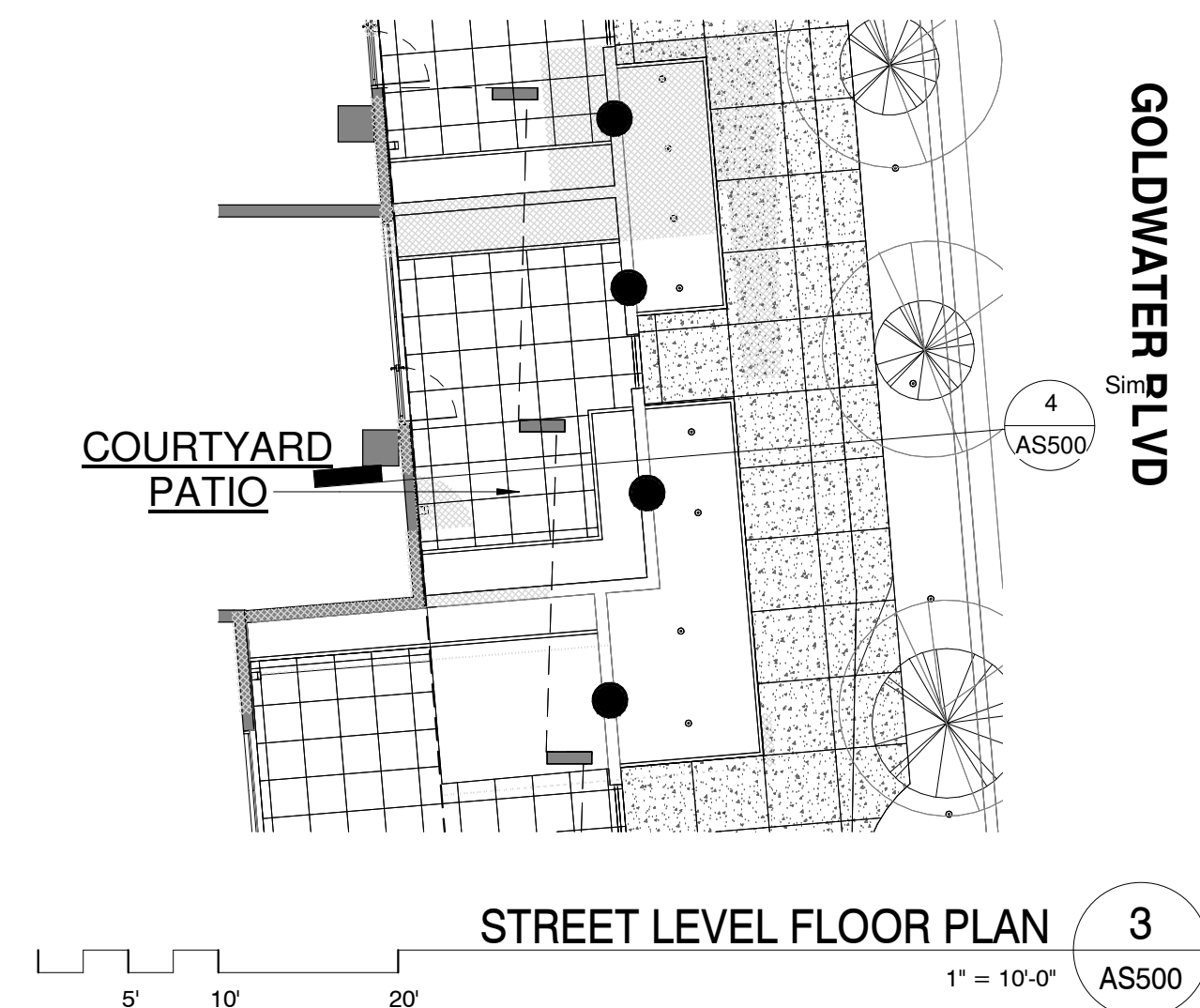
Typical Section
At End Or Alternate
Half Section
(Against Concrete)

| | | | | |
|---------------------------|--|--|--|---------------------------|
| DETAIL NO. 2237 | City of Scottsdale Standard Details | APPROVED BY: Scottsdale Standards & Specifications Committee | SIDEWALK PAVERS (NON-TRAFFIC BEARING) | DETAIL NO. 2237 |
|---------------------------|--|--|--|---------------------------|

SIDEWALK PAVERS (NON-TRAFFIC BEARING)

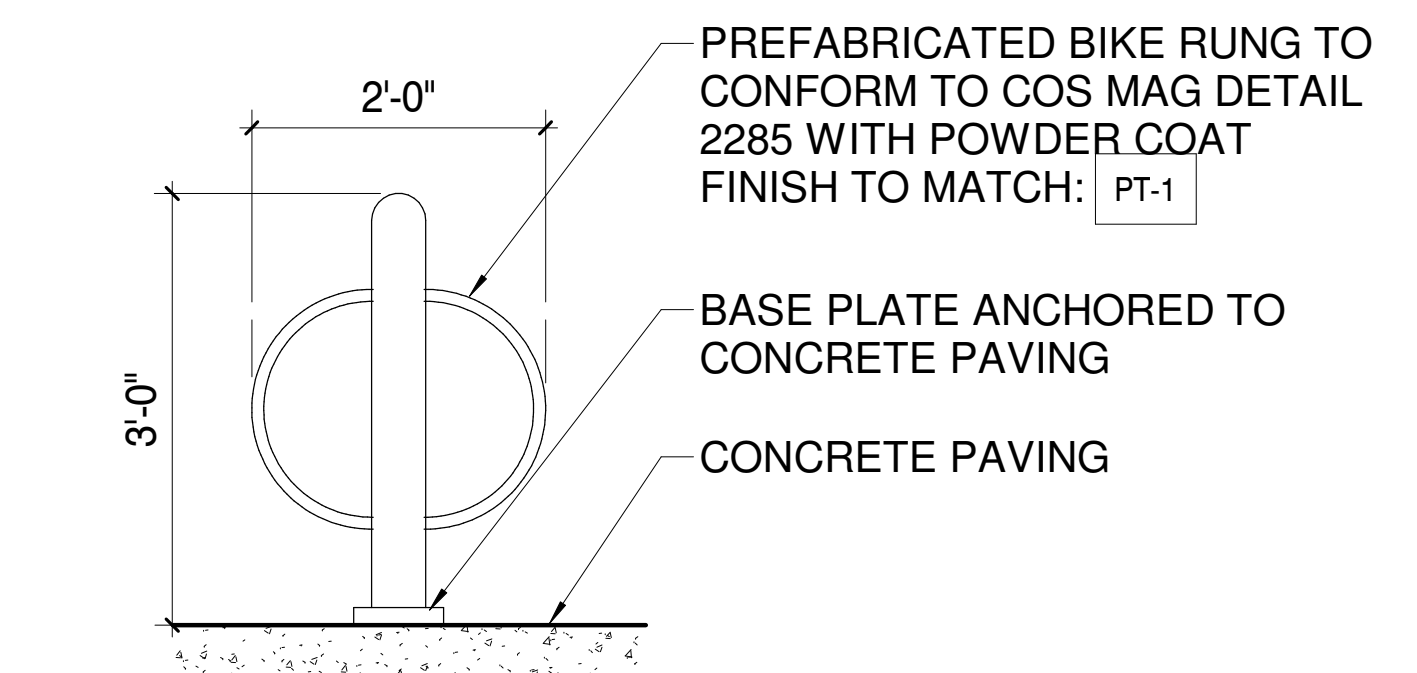
NOT TO SCALE

2
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UNIT PATIO WALL / RAISED PLANTER

4
AS500



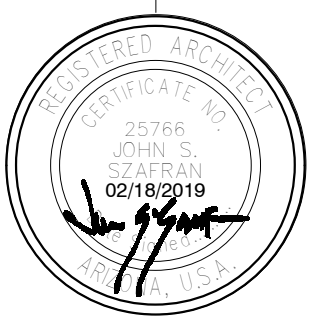
TYPICAL BIKE RUNG 5

AS500

5
AS500

SITE DETAILS

WINERY RESIDENCES OF SCOTTSDALE
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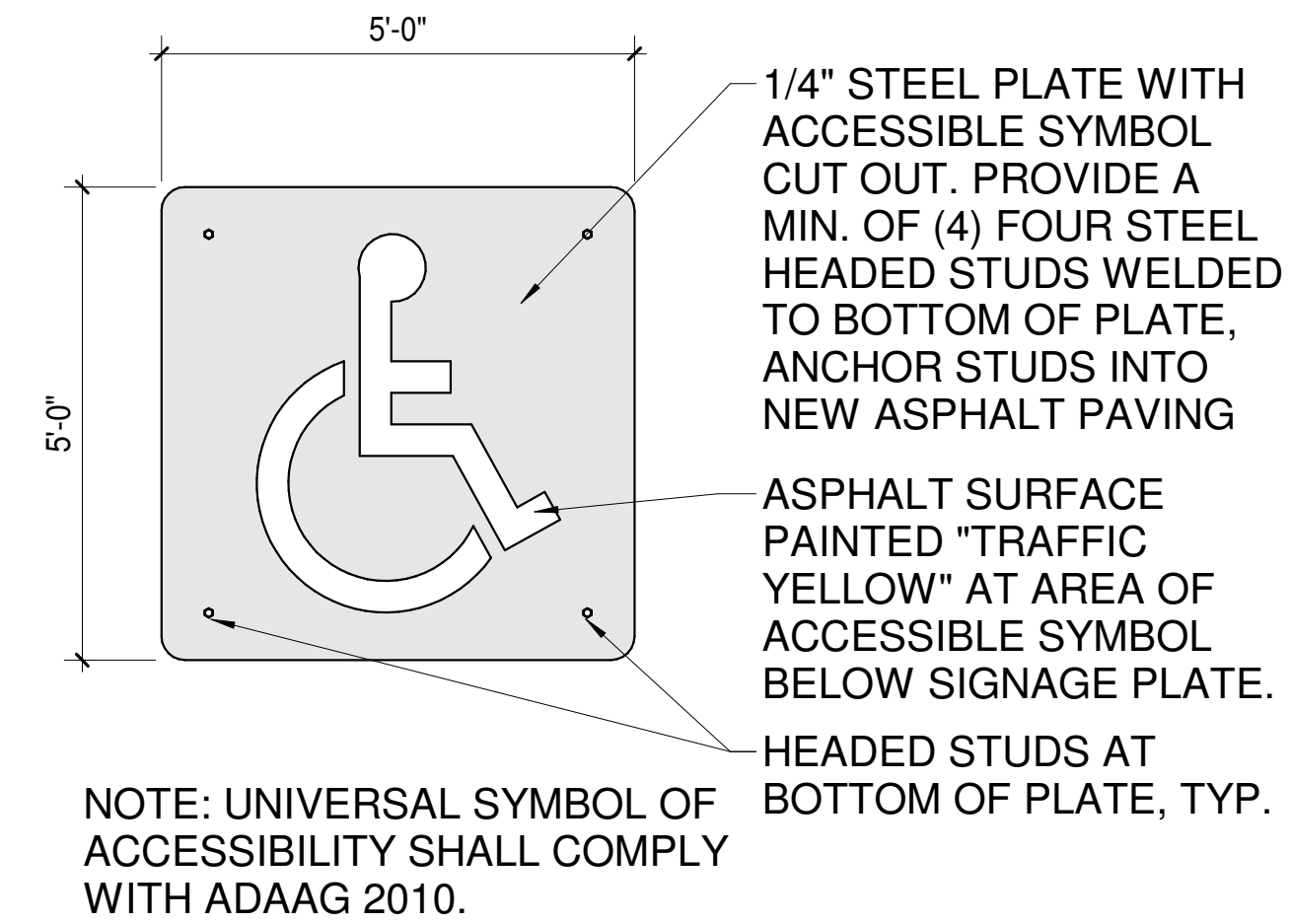
drawn by: YTD

project no : 18024

date: 02/18/19

AS500

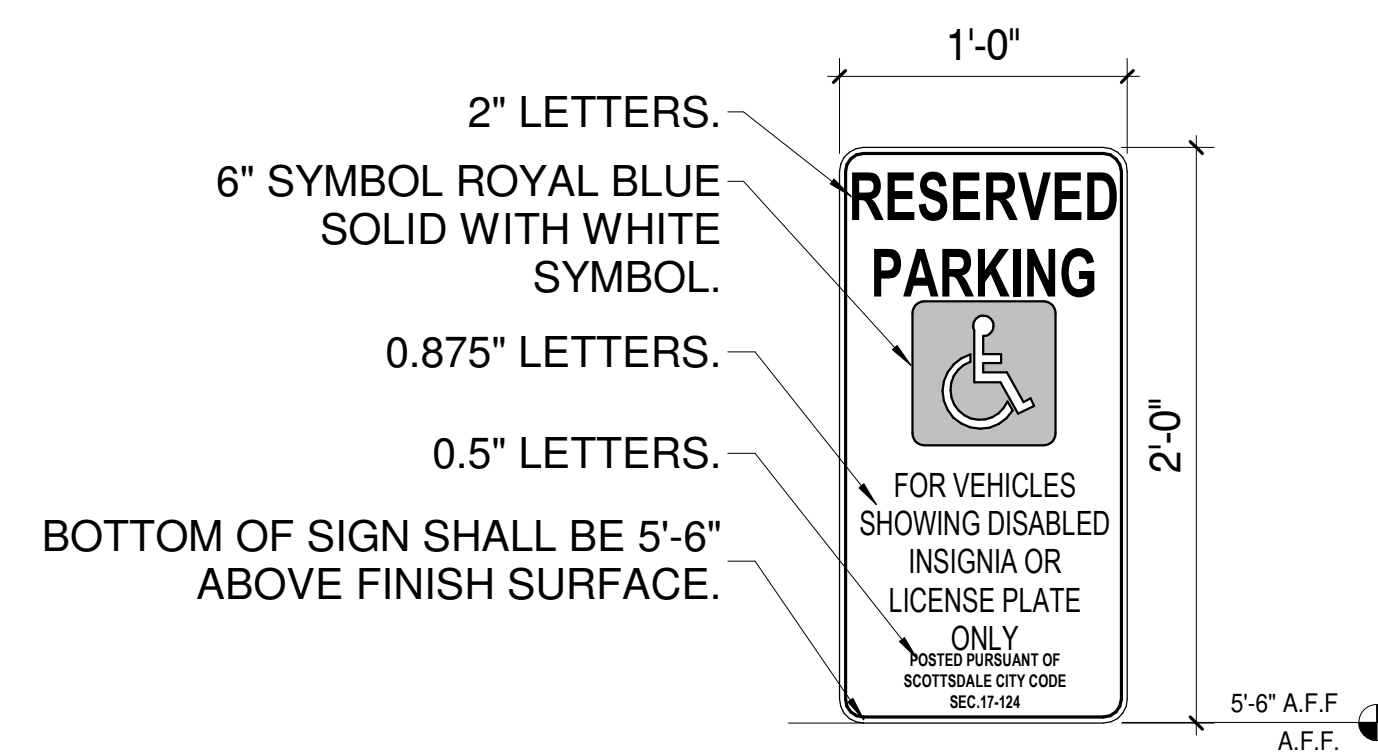
ACCESSIBLE PARKING GENERAL NOTES:



- A. ACCESSIBLE SPACES MUST BE PROMINENTLY OUTLINE IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES.
- B. 4" OUTLINE STRIPING REQUIRED, "TRAFFIC YELLOW".
- C. MAXIMUM SLOP OF PARKING AND MANEUVERING AREA IS 1:50.

ACCESSIBLE PARKING SPACE SIGNAGE 1

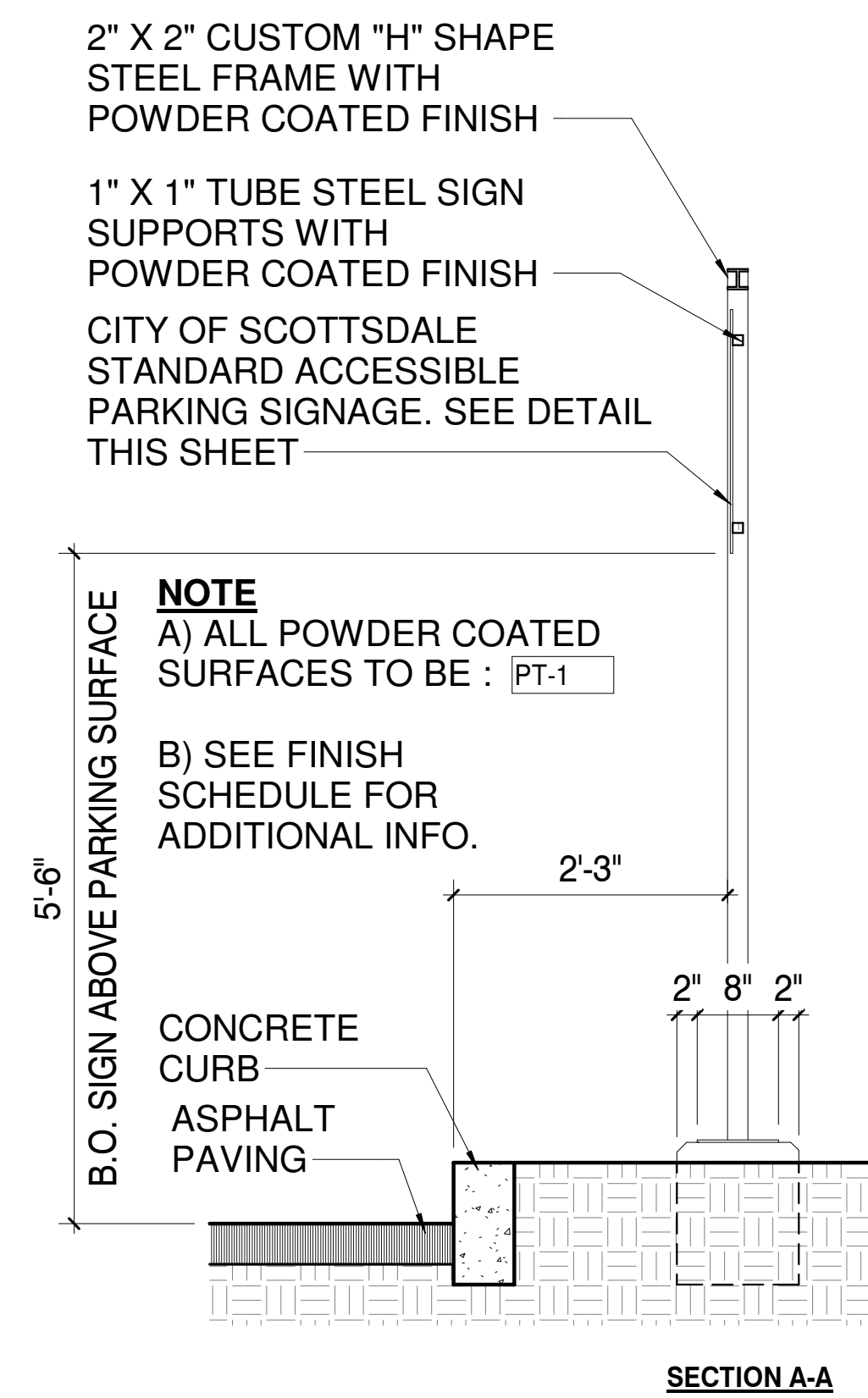
NOT TO SCALE AS501



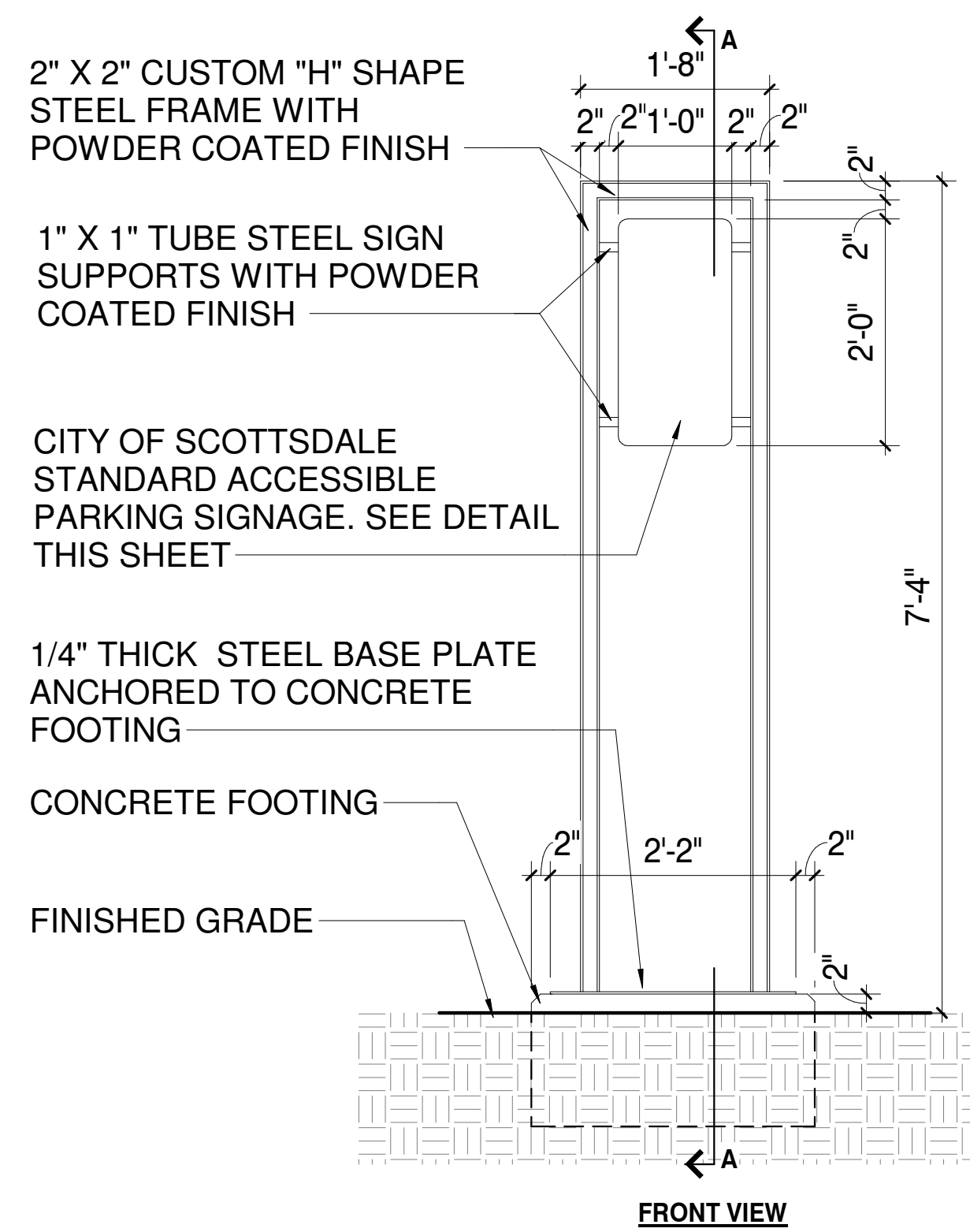
ACCESSIBLE SIGNAGE GENERAL NOTES:

- A. LETTERING SHALL BE 'CLEARVIEW 1-W' FONT.
- B. PROVIDE ONE SIGN AT EACH ACCESSIBLE PARKING STALL TO THE REAR OF THE PARKING SPACE.
- C. SIGN POST, SLEEVE AND ANCHOR SHALL BE AS PER CITY OF SCOTTSDALE SPECIFICATION SECTION 402.3.
- D. ALL ACCESSIBLE SPACES SHALL BE DESIGNATED BY THE INTERNATIONAL ACCESS SYMBOL.
- E. SIGNS SHALL BE PLACED A MINIMUM OF 5'-6" ABOVE PARKING SURFACE LEVEL.

ACCESSIBLE PARKING SIGNAGE 2
NOT TO SCALE AS501

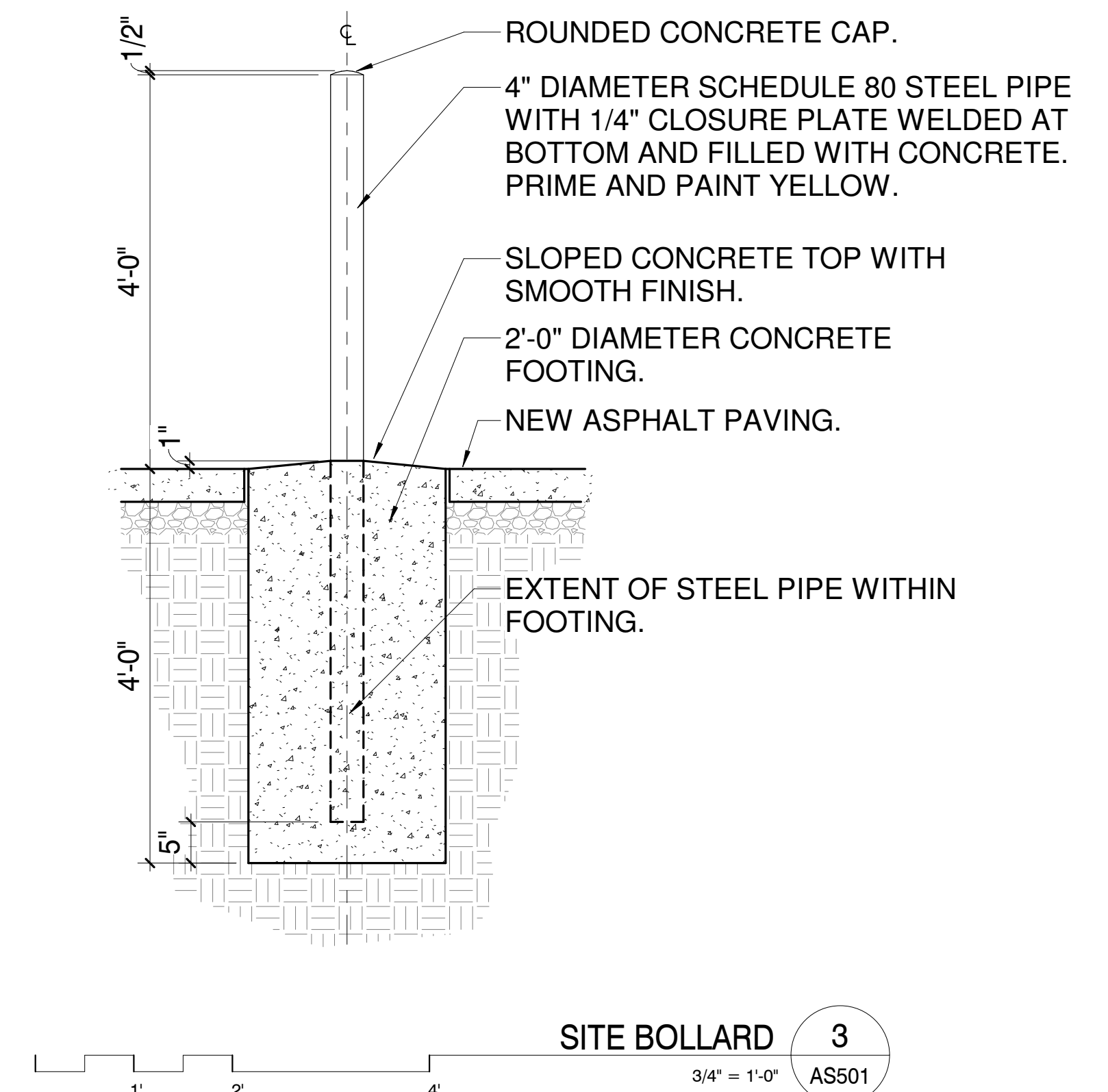


SECTION A-A



FRONT VIEW

ACCESSIBLE PARKING SIGN SUPPORT 4
2' 4' 3/4" = 1'-0" AS501

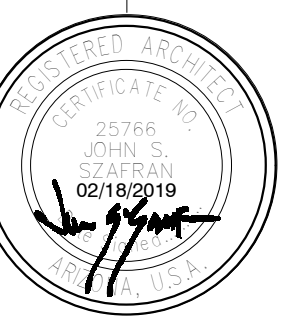


SITE BOLLARD 3
3/4" = 1'-0" AS501

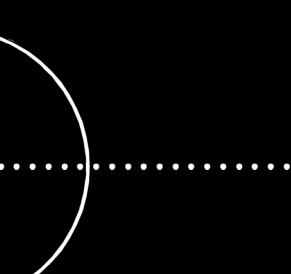
SITE DETAILS

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

WINERY RESIDENCES OF SCOTTSDALE
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Expires 30 June 2019



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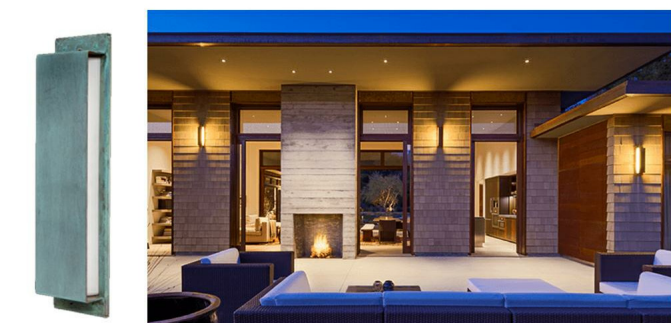
own by: YTD

ect no.: 18024

02/18/19

AS501

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20" ARCADE FULL SHIELD (FS) TEKA TYPE: X-1

CATALOG NUMBER LOGIC

Example: C - AR - FS - 20 - LED - 391 - BP - WHT - 120 -

Material: Blank - Aluminum, C - Copper, S - Stainless Steel

Series: AR - Arcade

Style: FS - Full Shield

Wall Plate: 20 - 20 inch

Source: LED - Solid State System

LED Type: 390 - 10WLED/2700K, 391 - 10WLED/3000K, 392 - 10WLED/4000K

Finish: NAT - Natural[®] (Copper and Stainless only), BP - Brown Patina[®] (Copper only), GP - Green Patina[®] (Copper only), NIC - Nickel Plate[®] (Copper only), POL - Polished (Copper and Stainless only), BZW - Bronze Winkles (Stainless only), SDZ - Solid Zinc (Stainless only), WWP - White Winkles (Aluminum), WHW - White Winkles (Aluminum), SAP - Stainless Steel, VER - Vermeil (Aluminum)

Diffuser: WHT - Translucent White, ALB - White Alabaster, ROS - Rose Alabaster, WHN - Natural Horn, CAR - Carniel, RAD - Radiant Flame

Input Voltage: 120 - 120 VAC, 277 - 277 VAC

Option: CLR - Clear Coat Protection (For use with Natural (NAT) and Polished (POL) finishes only. Not available with Aluminum), ART - Laser Engraved Faceted Art

| TRANSFORMER DATA | | | | | |
|------------------|--------------|--------------|--|------|-----------------------------------|
| AC Input Range | Output Range | Frequency Hz | Power Factor At Full Load (Efficiency) | THD | Operation Ambient Temperature |
| 120V | 12V | 50/60 Hz | > .88 | <13% | -10°F to 130° F (-23° C to 54° C) |
| 277V | 12V | 50/60 Hz | > .87 | <13% | -10°F to 130° F (-23° C to 54° C) |

| LM79 DATA | | | | L70 DATA | |
|------------|--------------------|------|--------------------|------------|---|
| TEKA LED # | LUMENS (Delivered) | CCT | INPUT WATTS (Typ.) | CRI (Typ.) | Minimum Rated Life (hrs.) - 70% of initial lumens (L70) |
| 390 | 152 | 2700 | 10 | 90 | 50,000 |
| 391 | 203 | 3000 | 10 | 89 | 50,000 |
| 392 | 175 | 4000 | 10 | 90 | 50,000 |



TYPE: X-5

General information

Luminaire characteristics:
Power input: 12 to 22.1W
Lumens: 1370 to 1960 lm (delivered)
Luminaire efficacy: 85 to 124 lm/W

Source: White LED 3000K
Lumen maintenance: >80% of initial lumens at 100,000 hours (L80, LM-80 (LED)/LM-79 tested).

Optics: Street optic, IESNA optics type II or III with comfort optic for reduced glare. Adjustable 45°/60° tilt and 337° pan.

Body: Die-cast aluminum optical assembly and frame. Sodium-calcium tempered sealing glass, sealed at the factory. Stainless steel fastening components and hardware. Supplied with an aluminum mounting plate.

Electrical: Universal high efficiency electronic power supply, rated 50,000 H, 120V/277V.

Mounting: Wall arm, wall surface or ground spike.

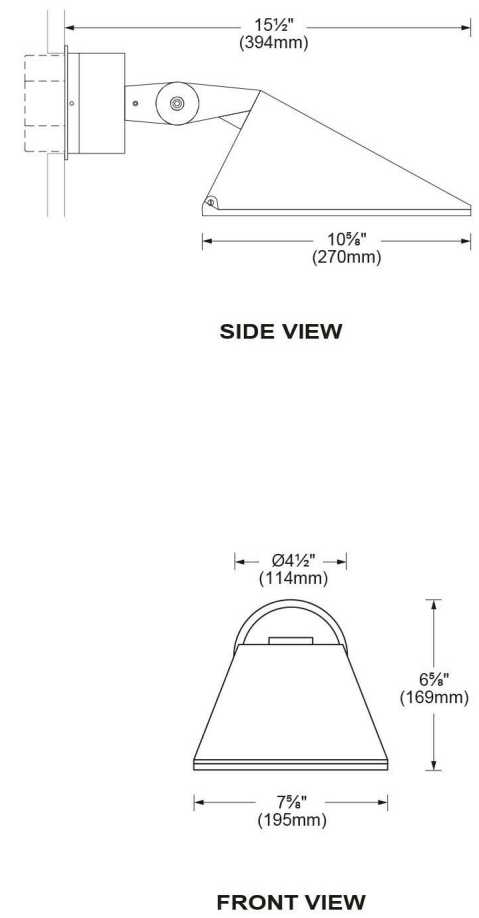
Finish: Gray (RAL9007).

Weight: 4.9lbs (2.2kg).

Warranty: 5 year limited warranty.

Certification: cULus listed for wet location.

Ratings: IP66, IK08.



CARDINAL FLOODLIGHT (CAF) TEKA TYPE: X-2

CATALOG NUMBER LOGIC

Example: C - CAF - 3 - LED - E65 - WFL - A9 - BP - 12 - 11 - A - 360SL -

Material: Blank - Aluminum, C - Copper

Series: CAF - Cardinal Floodlight

Stem Length: 3 - 3', 6', 12', 18', 24', 30'

Source: LED - V-Technology with Integral Dimming Driver (See Specifications for Dimming). Designed for use with remote 120V/855V[®] transmitters. Requires magnetic Low Voltage Dimmer.

LED Type: e64 - 8WLED/2700K, e65 - 8WLED/3000K, e66 - 8WLED/4000K, e74 - 8WLED/Amber

Optics: NSP - Narrow Spot, SP - Spot, MFL - Medium Flood, WFL - Wide Flood

Adjust-e-Lume[®] Output Intensity (Choose factory setting): A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

Finish: NAT - Natural[®], BP - Brown Patina[®], GP - Green Patina[®], NIC - Nickel Plate[®], BZW - Bronze Winkles (See Powder Coat Finish Chart to the right for additional choices. Not available with Aluminum. For Aluminum finishes, specify Standard or Premium Powder Coat).

Power Coat Standard Finish: BZP - Bronze, BLP - Black, BSW - White (Gloss), WHW - White Winkles, SAP - Aluminum, VER - Vermeil

Power Coat Premium Finish: CRI - Cracked Ice, AOW - Antique White, BCM - Black Chrome, BGE - Beige, BPP - Brown Patina Powder, CAP - Clear Anodized Powder

LM79 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

L70 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

*OPTICAL DATA: Beam Type, Angle, Visual Indicator



PINNACLE FLOODLIGHT (PNF) TEKA TYPE: X-3

CATALOG NUMBER LOGIC

Example: C - PNF - 6" - LED - e65 - MFL - A9 - BP - 12 - 11 - C - POWER CANOPY

Material: Blank - Aluminum, C - Copper

Series: PNF - Pinnacle Floodlight

Stem Length: 6" - 3', 6', 12', 18', 24', 30'

Source: LED - V-Technology with Integral Dimming Driver (See Specifications for Dimming). Designed for use with remote 120V/855V[®] transmitters. Requires magnetic Low Voltage Dimmer.

LED Type: e64 - 8WLED/2700K, e65 - 8WLED/3000K, e66 - 8WLED/4000K, e74 - 8WLED/Amber

Optics: NSP - Narrow Spot, SP - Spot, MFL - Medium Flood, WFL - Wide Flood

Adjust-e-Lume[®] Output Intensity (Choose factory setting): A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

Finish: NAT - Natural[®], BP - Brown Patina[®], GP - Green Patina[®], NIC - Nickel Plate[®], BZW - Bronze Winkles (See Powder Coat Finish Chart to the right for additional choices. Not available with Aluminum. For Aluminum finishes, specify Standard or Premium Powder Coat).

Power Coat Standard Finish: BZP - Bronze, BLP - Black, BSW - White (Gloss), WHW - White Winkles, SAP - Aluminum, VER - Vermeil

Power Coat Premium Finish: CRI - Cracked Ice, AOW - Antique White, BCM - Black Chrome, BGE - Beige, BPP - Brown Patina Powder, CAP - Clear Anodized Powder

LM79 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

L70 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

*OPTICAL DATA: Beam Type, Angle, Visual Indicator



CLASSIC HIGH LIGHT PATH (HLP-C) TEKA TYPE: X-4

CATALOG NUMBER LOGIC

Example: C - HLP - 12 - C - LED - e71 - BP - - - #50

Material: Blank - Aluminum, C - Copper

Series: HLP - High Light Path

Stem Length (Specify inches): 12 - 12', 18', 24', 30', 36', 42'

Style: C - Classic

Source: LED - V-Technology with Integral Driver (You use with Remote 855V[®] Transmitter - non-dimmable)

LED Type: e70 - 3WLED/2700K, e71 - 3WLED/3000K, e72 - 3WLED/4000K, e73 - 3WLED/Amber

Finish: NAT - Natural[®], BP - Brown Patina[®], GP - Green Patina[®], NIC - Nickel Plate[®], BZW - Bronze Winkles (See Powder Coat Finish Chart to the right for additional choices. Not available with Aluminum. For Aluminum finishes, specify Standard or Premium Powder Coat).

Power Coat Standard Finish: BZP - Bronze, BLP - Black, BSW - White (Gloss), WHW - White Winkles, SAP - Aluminum, VER - Vermeil

Power Coat Premium Finish: CRI - Cracked Ice, AOW - Antique White, BCM - Black Chrome, BGE - Beige, BPP - Brown Patina Powder, CAP - Clear Anodized Powder

LM79 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

L70 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

*OPTICAL DATA: Beam Type, Angle, Visual Indicator

| DRIVER DATA | | Input Volts | Inrush Current | Operating Current | Operation Ambient Temperature |
|-------------|--|------------------|----------------|-------------------|--------------------------------|
| | | 12VAC/DC 50/60Hz | 12A Max | 700mA | -22°F to 104°F (-30°C to 40°C) |

| LM79 DATA | | | | | | L70 DATA |
|------------|------------------|---------------|--------------------|------------|--|---|
| TEKA LED # | DELIVERED LUMENS | CCT | INPUT WATTS (Typ.) | CRI (Typ.) | | Minimum Rated Life (hrs.) - 70% of initial lumens (L70) |
| e70 | 82 | 2700 | 3 | 80 | | 50,000 |
| e71 | 95 | 3000 | 3 | 80 | | 50,000 |
| e72 | 104 | 4000 | 3 | 80 | | 50,000 |
| e73 | - | Amber (590nm) | 3 | - | | 50,000 |



TEKA RECESSED DOWNLIGHT™ TYPE: X-6

CATALOG NUMBER LOGIC

Example: A - DM - LED - e10 - SP - AOW - 13 - 11

Material: Blank - Aluminum, B - Brass, S - Stainless Steel

Series: DM - Mini-Micro[™] Recessed Downlight[™]

Source: LED - V-Technology with Integral Driver

LED Type: e8 - 3WLED/2700K, e10 - 3WLED/3000K, e11 - 3WLED/4000K, e12 - 3WLED/Red, e13 - 3WLED/Green, e14 - 3WLED/Blue, e15 - 3WLED/Amber

Optics: SP - Spot (Green Indicator), FL - Flood (Blue Indicator)

Finish: Aluminum Finish: BZP - Bronze, BLP - Black, BSW - White (Gloss), WHW - White Winkles, SAP - Aluminum, VER - Vermeil. Brass Finish: MAC - Machined, POL - Polished, MT - Mirror. Premium Finish: CRI - Cracked Ice, AOW - Antique White, BCM - Black Chrome, BGE - Beige, BPP - Brown Patina Powder, CAP - Clear Anodized Powder

LM79 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

L70 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

*OPTICAL DATA: Beam Type, Angle, Visual Indicator



TEKA BEACON POLE MOUNT (BPM) TYPE: X-7

CATALOG NUMBER LOGIC

Example: C - BPM - SD15 - LED - x85 - BW - WHW - A - DT - PT - D23 - MT

Material: Blank - Aluminum (Must specify Aluminum Ring), C - Copper (Must specify Brass or Stainless Steel Ring)

Series: BPM - Beacon Pole Mount

Style: SD12 - 12-inch Shade, SD15 - 15-inch Shade, SD24 - 24-inch Shade

Source: LED - Power of X[®] Technology with Chip on Board Construction

LED Type: e85 - 23WLED/2700K, x84 - 23WLED/3000K, x85 - 23WLED/4000K

Optic: BW - Beating

Finish: NAT - Natural[®], BP - Brown Patina[®], GP - Green Patina[®], NIC - Nickel Plate[®], BZW - Bronze Winkles (See Powder Coat Finish Chart to the right for additional choices. Not available with Aluminum. For Aluminum finishes, specify Standard or Premium Powder Coat).

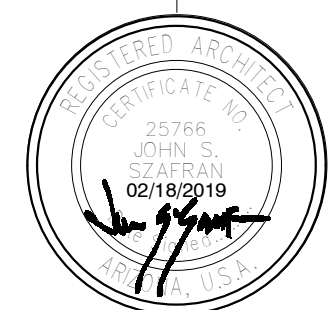
Power Coat Standard Finish: BZP - Bronze, BLP - Black, BSW - White (Gloss), WHW - White Winkles, SAP - Aluminum, VER - Vermeil

Power Coat Premium Finish: CRI - Cracked Ice, AOW - Antique White, BCM - Black Chrome, BGE - Beige, BPP - Brown Patina Powder, CAP - Clear Anodized Powder

LM79 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

L70 DATA: BK No., CCT (Typ.), Input Watts (Typ.), CRI, Minimum Rated Life (hrs.) - 70% of initial lumens (L70)

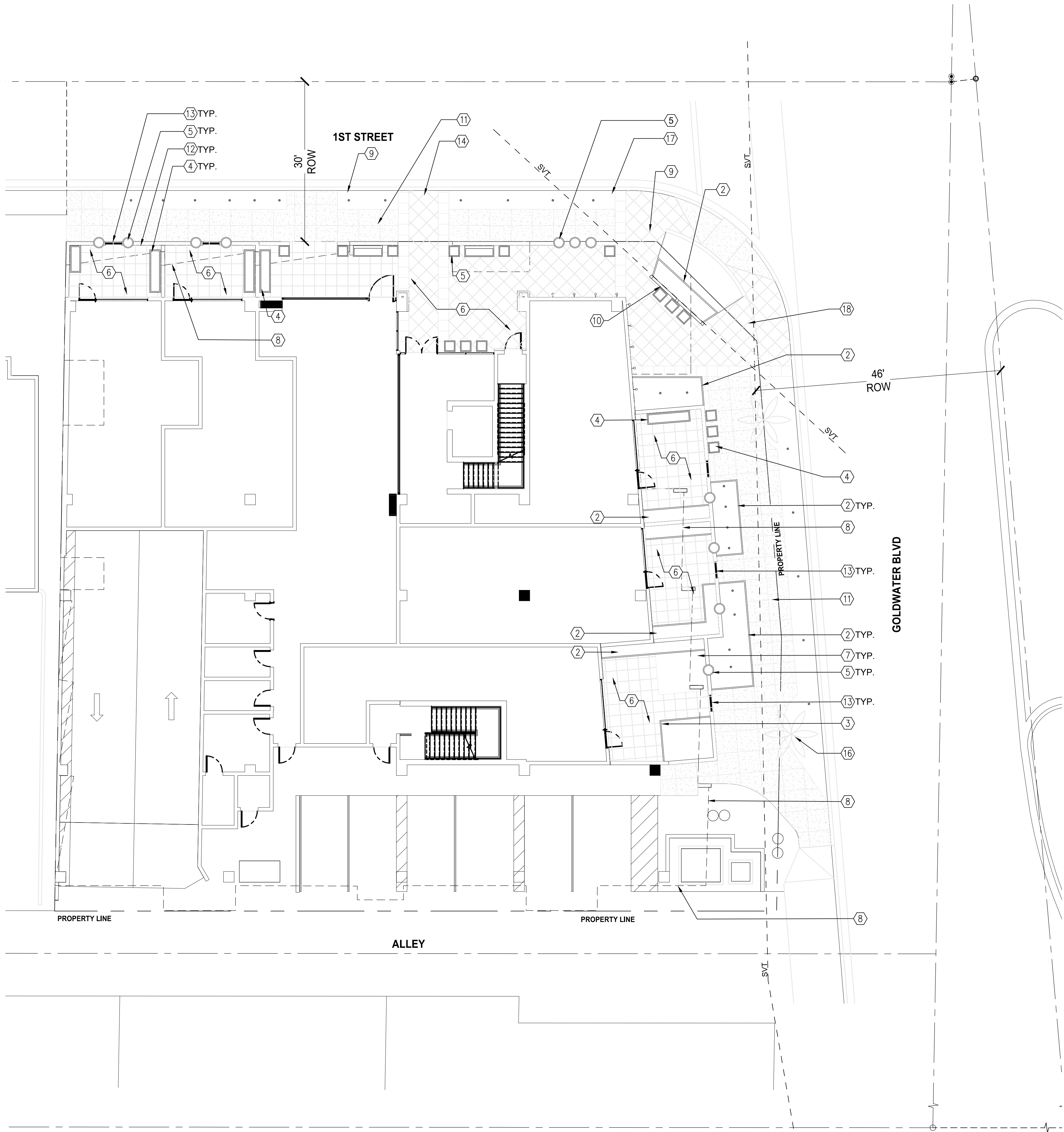
*OPTICAL DATA: Beam Type, Angle, Visual Indicator



expires 30 June 2019
dpa
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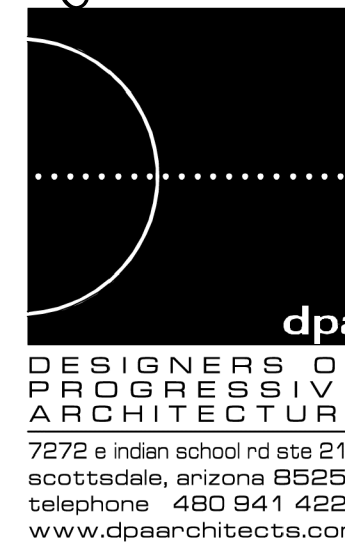
drawn by: YT
project no.: 18024
date: 02/18/19



Key Notes

1. Planting area
2. Raised steel planter
3. Raised CMU planter w/ stone veneer
4. Fiberglass planter
5. Site pottery
6. Paver patio
7. Synthetic turf
8. Limit of overhead patio
9. Existing city sign
10. Laser cut steel fence to match architectural panels on building
11. Concrete paving
12. Patio wall 3" HT
13. Patio gate
14. Side walk ramp
15. Step
16. Existing palm
17. Existing city catch basin to remain
18. Fire Hydrant
19. Utilities

WINERY RESIDENCES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ 85251



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drawn by: team
project no.: 1054.03
date: 2019-02-13

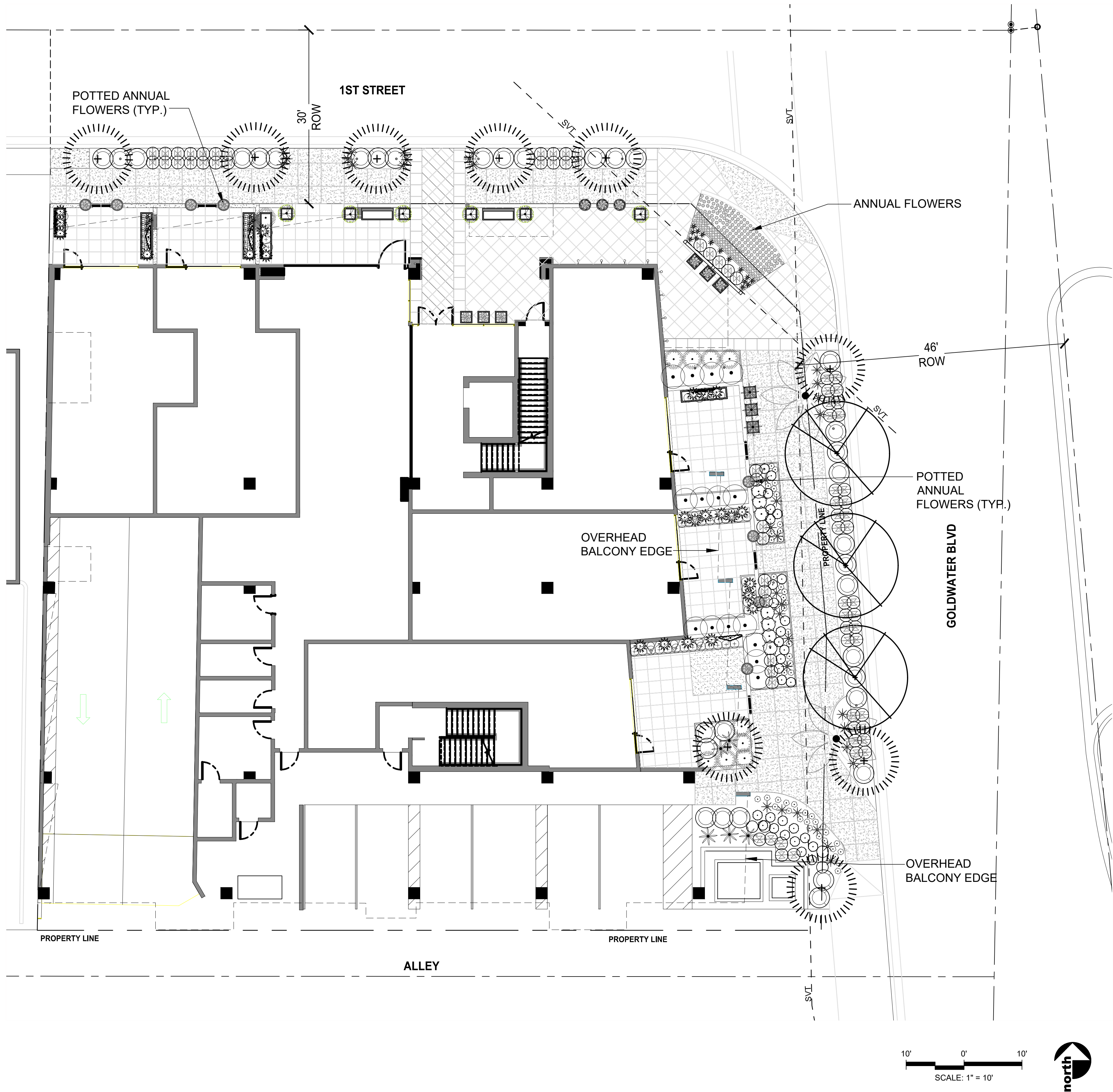
HARDSCAPE PLAN

WestLand Resources 2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

CITY OF SCOTTSDALE
REZONING DEVELOPMENT SUBMITTAL
PRE-APP CASE #488-PA-2018

L101

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PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|--------------------|--|----------------------------|---------|----------|
| | ACACIA ANEURA | MULGA | 36" BOX | 9 |
| | CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM | TINY TOWER ITALIAN CYPRESS | 15 GAL. | 6 |
| | PROSOPIS X 'PHOENIX' TM | HYBRID MESQUITE | 36" | 3 |
| | WASHINGTONIA SPECIES | EXISTING FAN PALM | --- | 2 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | AGAVE DESMETTIANA | SMOOTH AGAVE | 5 GAL. | 8 |
| | ALOE X 'BLUE ELF' | ALOE | 1 GAL. | 23 |
| | CALLISTEMON CITRINUS 'LITTLE JOHN' | DWARF BOTTLE BRUSH | 5 GAL. | 7 |
| | CHRYSACTINIA MEXICANA | DAMIANITA | 1 GAL. | 29 |
| | DIETES VEGETA | FORTNIGHT LILY | 5 GAL. | 23 |
| | DODONAEA VISCOSA | HOPSEED BUSH | 5 GAL. | 15 |
| | EREMOPHILA HYGROPHANA | BLUE BELLS | 5 GAL. | 74 |
| | HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM | BRAKELIGHTS YUCCA | 1 GAL. | 35 |
| | ILEX VOMITORIA 'STOKES DWARF' | DWARF YAUPON | 1 GAL. | 1 |
| | RUSSELLIA EQUISETIFORMIS | CORAL FOUNTAIN PLANT | 5 GAL. | 10 |
| | TETRANEURIS ACAULIS | ANGELITA DAISY | 1 GAL. | 46 |
| | TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' | PROSTRATE GERMANDER | 1 GAL. | 1 |
| ANNUALS/PERENNIALS | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | ANNUAL FLOWERS | ANNUAL FLOWERS | 4" | 411 |
| GROUND COVER | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | EREMOPHILA PROSTRATA 'OUTBACK SUNRISE' | OUTBACK SUNRISE EMU | 1 GAL. | 34 |
| | TRACHELOSPERMUM ASIATICUM 'ASIATIC' | ASIATIC JASMINE | 1 GAL. | 34 |
| | TRADESCANTIA PALLIDA | PURPLE HEART | 1 GAL. | 22 |
| VINE/ESPALIER | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | FICUS PUMILA | CREEPING FIG | 15 GAL. | 7 |
| | GREWIA OCCIDENTALIS | LAVENDER STARFLOWER | 15 GAL. | 3 |
| | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE | 5 GAL. | 3 |
| INERT GROUND COVER | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
| | DECOMPOSED GRANITE | 3/4" - MADISON GOLD | SQ. FT. | 2,323 SF |
| | SYNTHETIC TURF | ARTIFICIAL GRASS | SQ. FT. | 71 SF |

WINERY RESIDENCES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ. 85251

REGISTERED LANDSCAPE ARCHITECT
38309
SHAW
PANAMA CITY, FLORIDA
PRELIMINARY
FOR CONSTRUCTION

dp
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PROGRESSIVE
ARCHITECTURE
7272 e indian school rd ste 214
scottsdale, arizona 85251
telephone 480 941 4222
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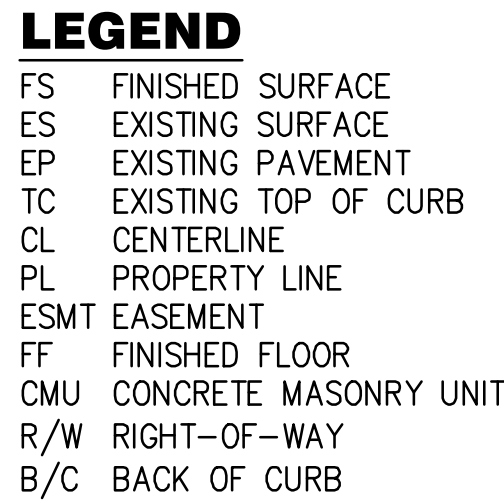
drawn by: team
project no.: 1054.03
date: 2019-02-13

LANDSCAPE PLANTING PLAN

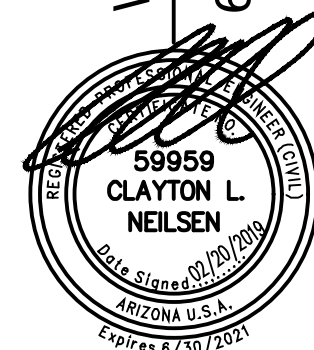
WestLand Resources
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CITY OF SCOTTSDALE
REZONING DEVELOPMENT SUBMITTAL
PRE-APP CASE #488-PA-2018

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WINERY RESIDENCES OF SCOTTSDALE
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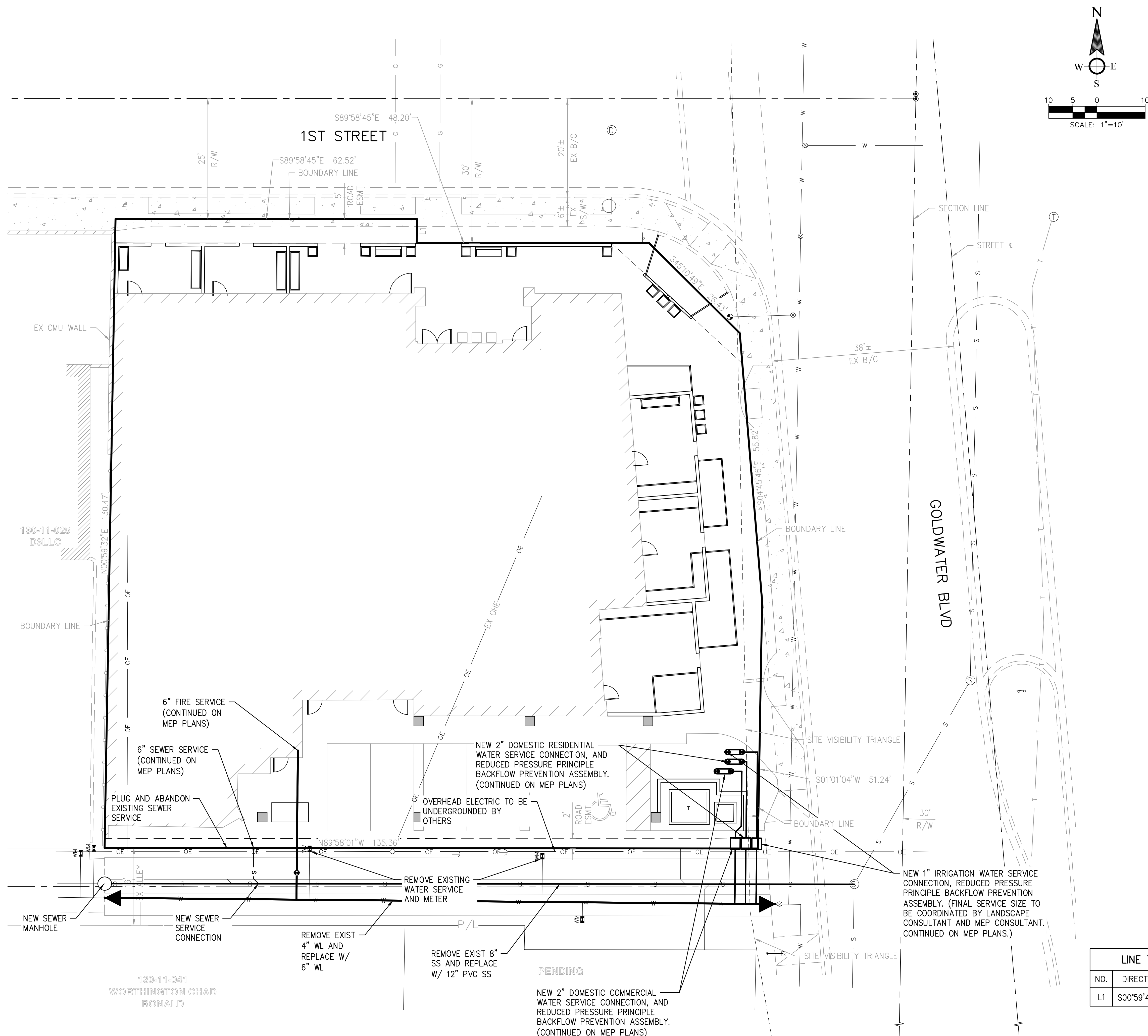
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drawn by: DAB/NA
project no.: 1054.0
date: 2/20/20

PRELIMINARY GRADING PLAN

Bowman
CONSULTING

(CV101



LEGEND

| | |
|--------|-----------------------|
| TRANS | TRANSFORMER |
| CMU | CONCRETE MASONRY UNIT |
| R/W | RIGHT-OF-WAY |
| OHE/OE | OVERHEAD ELECTRIC |
| CL | CENTERLINE |
| EX | EXISTING |
| ESMT | EASEMENT |
| S | SEWER |
| W | WATER |

PRELIMINARY UTILITY PLAN

Bowman
CONSULTING

WINERY RESIDENCES OF SCOTTSDALE
6961 E 1ST ST. SCOTTSDALE, AZ. 85251



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| ect no.: | 1054.02 |
| re: | 2/27/2019 |

CV102)

Winery Residences of Scottsdale

a mixed use residential development

6951 / 6961 1st Street Scottsdale, Arizona

Updated 2019-02-18



- 1. Introduction**
- 2. Development Plan**
- 3. Conformance**
- 4. Conclusion**

1

Introduction

Overview:

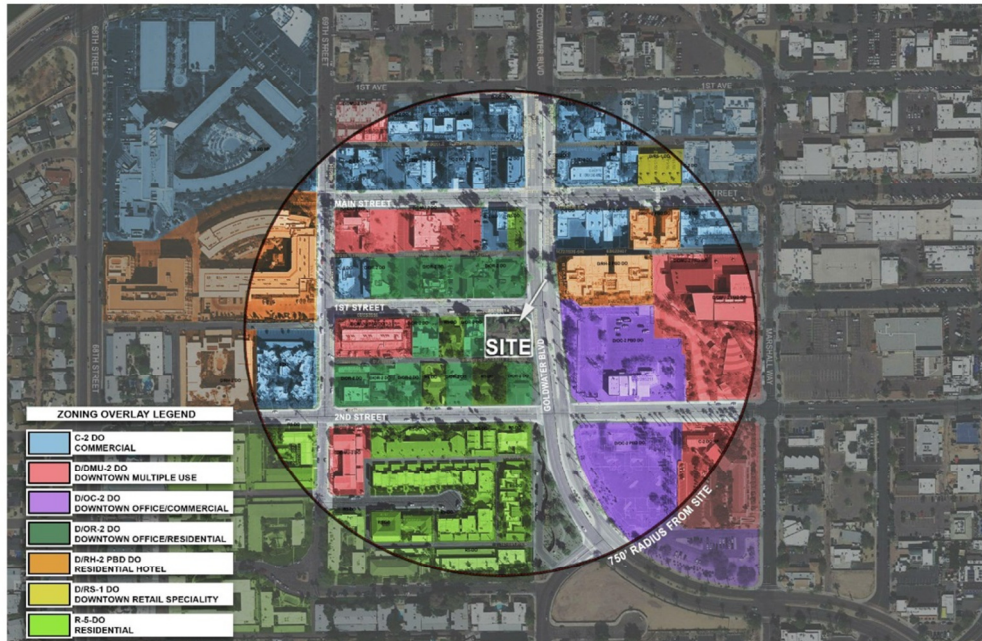
Winery Residences of Scottsdale, a current partner within the Old Town Scottsdale business community is set to expand their operations at their existing property located at the SWC of 1st Street and Goldwater Boulevard. Fassco Investments is pleased to present a new, mixed-use, multifamily residential development consisting of 31 one-bedroom units planned for condominiums with flexible leasing terms to allow for Airbnb and VRBO type rentals if desired by the owners. The proposed project is approximately 51,884 sf and 4-stories in height. As part of this development plan Fassco is requesting a zoning change for the property from the current C-2/DO, D/OR-2/DO to DMU/Type 2 zoning designation. The overall height of the proposed project is approximately 48'- 0", below the Downtown zoning allowed maximum building height. The project uses consist of a Winery Market at street level with dwelling units at the street level and levels 2, 3, and 4. The fourth level will house a pool and amenity area which will serve the residents of the building. Twenty five of the projects 31 required parking spaces will be housed in a below grade parking garage with the remaining 6 required spaces located along the alley discretely screened from the public realm.

Location:

The project is located on the Southwest corner of 1st Street and Goldwater Boulevard at 6951 / 6961 East 1st Street Scottsdale. The adjacent properties to the West and Southeast are zoned D/OR-2, DO (Downtown Office Residential). A portion of the adjacent neighboring property to the Southwest is zoned R-5/DO (Multiple Family Residential). Across 1st Street to the North is Cornish Pasty, a successful restaurant and current neighbor. The Assessor's Parcel Numbers of the existing lots comprising the property are 130-11-024 and 130-11-023. The existing two lots will be legally assembled into one contiguous lot during the City's development review and approval of our project.

Relationship to Surrounding Properties:

The property's current address is 6951 / 6961 East 1st Street Scottsdale, Arizona 85251 located at the hard corner of 1st Street and Goldwater.



To the North: Located to the North, across 1st Street, is Cornish Pasty Restaurant.

To the West: Directly to the West is an existing two-story office building.

To the South: Directly South, across the alley is 'Psychic of Scottsdale' (commercial use operating within a residence) and a single family residence zoned R-5/DO Multiple Family Residential.

To the East: Immediately to the East is Goldwater Boulevard with Stagebrush Theatre located inboard from the East boundary of Goldwater. Case 13-ZN-2018 (Museum Square) is currently filed with the City for the 7-acre (+/-) property located between Stagebrush and the Scottsdale Artist School, south of Museum of the West. Museum Square proposes building heights up to 150 feet for hotel and residential uses.

2

Development Plan

Project Layout:

The project houses 31 dwelling units ranging from 712 to 992 square feet, all with private outdoor living spaces. All 31 units will be one-bedroom units containing a sleeping and living area, dining nook and kitchen. Parking for the dwelling units will be located in a sub-grade structure with additional surface parking available for the Street Level dwelling units.



As seen in the rendering above, the project fronts two public streets (1st Street and Goldwater Boulevard) creating a strong pedestrian connection and scale to the surrounding streetscape. The incorporation of five (5) street level dwelling units with generously sized patios with street

access / entries provides a 'brownstone-residential' urban response with a thoughtful transitioned connection between the dwelling unit and the public realm.

Connection to Existing Urban Fabric:

The Winery Residences of Scottsdale development will take the success of the existing property and business model and build upon its strong connection to the public streets and neighborhood. The project will serve as a catalyst to link future segments of redevelopment and streetscape improvements along 1st and Goldwater creating a more mature urban experience. The perimeter of our site incorporates outdoor living spaces (patios), and a dedicated landscaped pedestrian zone parallel with the each street frontage.

Architectural Character and Materials:

The proposed development conforms to the Downtown zoning district provisions as it relates to the facade plane alignments and building massing. The building design addresses the street setback expressing the urban edge to its maximum potential while still providing significant recesses and undulation across the base, body and parapet. Several building materials have been incorporated and layered across the façade length to create visual interest and variety.

Consistent with the Scottsdale's Old Town Character Area Plan (OTCAP) the project utilizes a controlled soft, earth tone color palette which is contextual to its neighbors along 1st Street. The majority of building's mass is composed of soft neutral stucco colors ranging from soft off white at the hard corner progressing to deeper tones as it recedes from the intersection. This transition across the length of each façade breaks the massing down even further meeting the earth tone stucco color of our neighboring property to the West. In addition to the use of stucco, the project utilizes and locates higher end materials such as simulated stone and a wood detailed trellis at the street entry, tower element and hard corner. Essentially placing the

material upgrades at prime locations where both the public and the patrons of Winery Residences can appreciate them equally. The color palette is consistent with the other buildings in the area including our neighbor directly west and the darker grey earth tones of Cornish Pasty restaurant to the North. A bit more remote yet in our vicinity, the muted stucco colors of the Stagebrush Theatre are reflected on our palette. The building materials are consistent with those that are predominate in the area, including stucco, stone masonry, modest glazed window openings and steel / wood detailing.

Landscape Character and Materials:

Consistent with Scottsdale's Sensitive Design Principles, the plants and trees specified within the Winery Residences landscape plan will highlight the architecture and soften the site walls and vertical planes of the building. The varieties of species within the planting palette were chosen to provide year-round seasonal interest with the majority of species being low water use plants. All plantings within the public right of way are from the Arizona Department of Water Resources' Phoenix Active Management Area plant list. Planting areas within microclimates along the building's northern exposures, covered patios and along dwelling unit divider walls necessitates the use of shade tolerant shrubs, ground covers and vines. Raised planters with automatic irrigation and internal reservoirs are being utilized for most of the above grade plantings within microclimate areas to further the water efficiency of the landscape.

The public hardscape on the project is largely limited to the hard corner of 1st Street and Goldwater which will be utilized as a street scape patio serving the Winery Market at Street Level. This area will have planting containers, seating arrangements and umbrellas for use by both the patrons of Winery Residences and customers of the market. The hardscape within the Street level dwelling unit courtyard patios will be a mix of pavers and synthetic turf providing a 'front yard' residential feel for its residents.

3a

Conformance to the General Plan

The properties forming Winery Residences are designated as 'Mixed-Use Neighborhoods' on the 2001 General Plan and designated as Commercial C-2 and Downtown Overlay. With this inherent zoning in place Winery Residences is solid alignment with the General Plan's Goals and Approach.

The following narratives describe specific goals and policies with which this project reinforces the goals of the General Plan:

Land Use Element:

LU4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

Response: This project will provide residents with access to Scottsdale's arts, cultural activity nodes and recreation areas. The one-bedroom unit designs offer an attainable option for those looking to live within or visit the Old Town Scottsdale community. The project is diverse as it's a smaller infill development which takes advantage of an underutilized site expanding on the successful business model already in place at the Winery Residences. The one-bedroom dwelling units fill a void that currently exists for smaller, more efficient residential units which,

due to their size, offer a competitively priced living option. The Winery Market planned at the Street level will offer products and services for the building's residents and customers within the surrounding neighborhood providing a pedestrian friendly retail environment to energize the street.

LU5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work and plan land uses and development intensities that enable convenient non-automotive trips (pedestrian, cycling and transit) where environmentally and physically feasible.
- Encourage land uses with the highest intensity be located in areas conducive to alternative modes of transportation.

Response: This proposed project is an appropriate intensity for the area and within walking distance or bicycle ride to numerous entertainment, employment and civic facilities. The area is also served by mass transit inclusive of City bus routes, the Scottsdale Trolley, pedi-cabs and golf cart taxis which operate throughout the Old Town district.

LU6: Promote land use patterns that conserve resources such as land, clean air, water and energy, and serve all people within the community.

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations, allowing people to live, work, play and shop in the same general area.
- Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.
- Protect and revitalize established areas/neighborhood by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

Response: Winery Residences is within walking distance or a bicycle ride to numerous entertainment, employment and civic facilities. The area is also served by mass transit inclusive of City bus routes, the Scottsdale Trolley, pedi-cabs and golf cart taxis which operate throughout the Old Town district.

The proposed project will further enhance an area that contains several older single family homes located along side denser 2-story and taller commercial developments. Winery Residences will offer a unique housing option in a mixed-use setting for those who look to reside, work and enjoy the Old Town urban community. Bringing new inhabitants into an area of Scottsdale that is underutilized will help further energize a transitioning area of Old Town which is on the edge of the current growth pattern along Goldwater Boulevard. Our project will be an important link from the denser areas of Old Town to the less dense transitional areas along the Southern leg of the Goldwater couplet.

Economic Vitality Element:

EV7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impression of the community by revitalizing the mature built environment of businesses and neighborhoods.

Response: As noted above, the proposed project will help revitalize an area that contains several empty lots and buildings that have outlived their usefulness. The new development will be designed to offer a unique living experience for those who look to live, work or visit the community. The site is highly visible and the new development will continue to enhance the Old Town Scottsdale experience for both residents and visitors.

Housing Element:

HE2: Seek a variety of housing options that blend with the character of the surrounding community.

- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing designs.

Response: The project will utilize green building strategies such as passive solar design and natural day lighting at the dwelling units. The project will promote the use of energy efficient systems and construction methods.

HE3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

- Encourage and establish appropriate incentives for development of aesthetically pleasing housing that will accommodate a variety of income levels and socioeconomic needs.
- Encourage energy efficiency via integration of the city's Green Building and Sustainability programs (or future programs) in new housing design as a contribution to long-term housing affordability and as a benefit to our environment.

Response: This new development will offer a high-quality housing option for those looking to reside and visit the Old Town Scottsdale community. With the smaller dwelling unit design the product will appeal to a much larger spectrum of potential users. To further facilitate the City's goals, the project will incorporate the use of energy efficient systems and construction methods wherever feasible.

Neighborhood Element:

NE1: Enhance and protect diverse neighborhoods so they are safe and well-maintained.

- Provide for a range of housing opportunities.

Response: As noted above, the proposed project will assist in revitalizing an area that contains several empty lots and older housing options. The new development is designed to offer a unique housing option for those looking to reside or visit the Old Town Scottsdale community.

NE3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

- Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.
- Encourage Green Building techniques and alternatives that incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling in conjunction with revitalization, neighborhood conservation and redevelopment efforts.

Response: The development of Winery Residences is an improvement on an already successful business in place on the property. Winery Residences is an existing, established neighbor to the surrounding community looking to further improve the property into a high-quality development. The project will utilize green building strategies such as passive solar design and natural day lighting at the dwelling units. The project will promote the use of energy efficient systems and construction methods wherever feasible.

Community Mobility Element:

CM2: Protect the physical integrity of regional networks to help reduce the number, length and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

- Improve air quality by encouraging live, work and play relationships in land use decisions that reduce the distance and frequency of automotive-generated trips.
- Encourage alternative-fuel vehicles and examine alternatives for mobility options that will help air quality and the environment.

Response: This proposed project is located with access to numerous alternative modes of transportation and walking distance to many Old Town Scottsdale amenities, services and employment opportunities, which will minimize additional automotive traffic in the downtown core. The scale and location of the project promotes a pedestrian-oriented lifestyle that is increasingly popular as newer residential options become more varied and available within the Old Town area.

3b.

Conformance to the Old Town Character Area Plan (OTCAP)

The OTCAP “establishes the vision for Downtown Scottsdale” in order to “Maintain Downtown as the commercial, cultural, civic and symbolic center of the community comprised of urban neighborhoods that operate together as a highly-functional mixed-use center”. There are many ways in which the proposed project aligns with that vision.

Following are several goals and policies with which our project aligns with the goals of the OTCAP.

Land Use:

Goal LU 1: Maintain Downtown Scottsdale as the commercial, cultural, civic and symbolic center of the community to ensure a vibrant mix mutually-supportive land uses.

- **Policy LU 1.2.** Maintain Downtown as a year-round, 24-hour highly functional mixed-use center, containing areas of different densities, architectural styles and land uses that support the needs of Scottsdale's residents and visitors.
- **Policy LU 1.3.** Maintain a balance of Downtown land uses that support a high quality of life, diverse mixture of housing and leisure opportunities, and the economic base needed to secure resources that support the community.

Response: This proposed project is located with access to numerous alternative modes of transportation and within walking and bike riding distance to Old Town Scottsdale amenities, services and employment opportunities, helping to minimize automotive traffic downtown. The soft, warm, contemporary design provides an aesthetic appropriate to the area. Through incorporation of stucco, wood and stone the design successfully bridges the gap between older single family homes and the newer multi-story developments in the vicinity.

The new development will be designed to offer a unique housing option in a mixed-use setting for those who look to live, work and visit the community. Adding additional inhabitants to the Old Town area will increase activity and strengthen the pedestrian atmosphere of the area, year-round 24/7. The incorporation of new customers within walking distance to local businesses will improve economics for existing nearby restaurants and service industries.

Goal LU 2: Promote the development of Downtown as a collection of mixed-use urban neighborhoods.

- **Policy LU 2.1.** As a general Plan designated Mixed-Use neighborhood, Downtown Scottsdale should offer efficiencies of strong access to multiple modes of transportation and major regional access and services, focus on human-scale development, accommodate higher density housing combined with complimentary office or retail uses, and accommodate vertical mixed-use structures.
- **Policy LU 2.2.** Support interconnected pedestrian-oriented urban neighborhoods that are comprised of a balanced mix of activities and land uses within optimal walking distance.
- **Policy LU 2.5.** Encourage new development, redevelopment and infill that strengthen Downtown Scottsdale's mix of uses and activities through the development of mutually-supportive land uses within the Downtown Multiple Use urban neighborhoods. Multiple Use areas include the majority of the properties within the overall OTCAP boundary.

Response: The Winery Residences proposal is located in an area with strong access to multiple modes of transportation and contributes to the desired balanced mix of activities and land uses for the area. The design of the project's streetscape is pedestrian-oriented, including public sidewalks and a supporting landscape palette.

This project is a high-quality infill project, aimed at improving upon the existing use of the property and the overall diversity of uses within the Downtown Multiple Use area. The development will provide high-quality dwellings in a mixed-use setting for those employees who want to live within walking / biking distance of their workplace in Old Town.

Goal LU 3: Continue the use of development types to guide the physical and built form of Downtown Scottsdale.

- **Policy LU 3.2.** Support higher scale Type 2 development in all non-Downtown Core areas of the Downtown.

Response: This project is an appropriate scale development located within the Type 2 Downtown area. By promoting diverse Old Town housing options, this project contributes to the development of new multifamily residential with its loft-style dwelling units in a mixed-use setting. Moreover, as a sustainable infill project, it will create opportunities for a variety of income groups and enhance the successful use which already exists on the site.

Goal LU 6: Promote diversity in Downtown housing options.

- **Policy LU 6.1.** Develop a variety of housing types such as apartments, condominiums, lofts, town homes, patio homes, and live/work units.
- **Policy LU 6.2.** Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.
- **Policy LU 6.3.** Encourage residential development for a variety of income groups.

Response: By promoting diverse Old Town housing options, this project contributes to the development of new multifamily residential with its loft-style dwelling units in a mixed-use setting. Moreover, as a sustainable infill project, it will create opportunities for a variety of income groups, enhancing the use which already exists on the site. The addition of a boutique-

style multifamily community on a corner lot will provide a developmental link along the Goldwater couplet facilitating future developers to replace vacant, under-utilized buildings with contemporary options for full-time residents and seasonal visitors desiring to experience the culture that Old Town Scottsdale has to offer.

Goal LU 7: Support a mix of land uses that promote a sustainable downtown.

- **Policy LU 7.1.** Support Downtown sustainability by encouraging vertical mixed-use development that offers land uses in close proximity to one another.
- **Policy LU 7.2.** Encourage development to make cost effective use of existing urban resources such as infrastructure systems, under-utilized sites, buildings, and transportation networks.

Response: By promoting diverse Old Town housing options, this project contributes to the development of new multifamily residential with its loft-style dwelling units. Moreover, as a sustainable infill development, it will create opportunities for a variety of income groups and enhancing the use which already exists on the site.

Character & Design:

Goal CD1: The Design Character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.

- **Policy CD 1.1.** Incorporate, as appropriate, in building and site design, the distinctive qualities and character of the surrounding, and/or evolving context.
- **Policy CD 1.2.** Encourage creative and innovative civic and prominent developments to establish new urban design character and contextual

interpretations of the Downtown, for areas where development patterns are fragmented or are in transition.

- **Policy CD 1.8.** Encourage new development and revitalization that is composed of complementary and/or supportive design relationships with the established urban form, as well as design features and materials of the neighborhoods within which they are sited.

Response: The surrounding context is unique in that it's truly a mixed-use neighborhood with a limited commercial and service uses. The residential population is housed in a mix of new housing product and much older single family residential lots. The prevailing trend in Old Town is for the older housing product to be redeveloped and transitioned into denser patterns. This mixed-use development exemplifies being a good neighbor through enhancing a use (already in place on the property) transforming it into a more vibrant, modern, scale appropriate project.

The Winery Residences of Scottsdale development will further enhance a neighborhood fabric that is already experiencing significant transition to higher density projects with increased building heights.



Key factors which allow our proposal to integrate with the surrounding context successfully are the focus on pedestrian scale design elements, visual interaction with the street environment and the minimization of street level vehicles and parking. Through the incorporation of an underground parking structure, the proposed development goes great lengths toward minimizing parking as a design site element, reinforcing the pedestrian-oriented nature of the neighborhood and strengthening the connectivity to the Old Town area.

Goal CD3: Downtown development should respect and respond to the unique climate and context of the Southwestern Sonoran Desert.

- **Policy CD 3.1.** Enhance outdoor pedestrian comfort through microclimatic design that incorporates a variety of shade conditions, landscape and features that are drought tolerant, as well as offer attractive spaces, and passively cooler temperatures.

- **Policy CD 3.2.** Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity.

Response: The siting and orientation of the building has been designed with the pedestrian and occupants in mind, to create fully landscaped microclimates within the urban environment surrounding our site. This micro climate will serve to promote an overall sense of comfort and shade mitigating harsh temperatures we experience during the summer months. The majority of the building's exposure, where windows and patios are placed, face North and East. This orientation will allow the occupants to optimize their views and receive daylighting for each individual unit without the full use of interior shading mechanisms. The design of the building itself, through the use of cantilevered patios decks and floors, provides additional shade to the street level. The surface parking, located at the street level off the alley, is fully shaded by the floor structure above and away from the pedestrian experience. New trees in raised planter boxes at street level, spaced appropriately along 1st and Goldwater, will also provide filtered shade and softness to the mass of the building.

Goal CD6: Incorporate a regional landscape palette that complements Downtown's urban character.

- **Policy CD 6.1.** Downtown landscape elements should project a desert oasis design character, providing an abundance of shade, color, varied textures and forms.
- **Policy CD 6.2.** Landscape materials should complement Downtown's built environment, land uses, and activities through the careful selection of plan materials with regard to scale, density, placement, and arrangement.

Response: The goal of the landscape design is to provide a design to complement the building architecture, provide curb appeal and provide year-round seasonal interest for the residents as well as passersby. This will be accomplished with a densely designed planting plan that offers various layers of plantings to include low water use ground covers, shrubs, accent plants, and street trees, along with vines and seasonal annual flowers. These plantings will be installed within raised fabricated planters, site pottery and at-grade planting areas creating dimension and multiple layers of plantings throughout the site. Trees at street level are located to provide shade and to complement the building facade. Vines will be trained on the walls between patios to bring greenery to each unit and to soften the multi-story building at every level. Site pottery will be affixed to the street level low walls and planted with seasonal flowers twice yearly to give street views and resident patio views. Upper deck plantings are mindful of the views to Camelback Mountain. Plants overall, will be selected and designed with bloom season in mind, so that the property always has something beautiful happening in the landscaping.

Goal CD7: The extent and quality of lighting should be integrally designed as a part of the built environment.

- **Policy CD 7.1.** Achieve a balance between ambient light levels and designated lighting needs.
- **Policy CD 7.2.** Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular travel for safety in public/private spaces.

Response: The entire project will utilize LED lighting to minimize the energy consumption of the building and design with green principles in mind. The exterior of the property will have low level landscape lighting that will be designed to enhance the landscape material as well as the architecture without over-illuminating the facade. The landscape lighting and building lighting

will be coordinated to ensure that the photometrics for the site include all sources from the project, as well as existing street lighting.

Goal CD8: Implement high-quality design in Downtown architecture.

- **Policy CD 8.1.** Encourage contemporary and historical interpretations of regional Southwestern Sonoran Desert architectural traditions.
- **Policy CD 8.2.** Promote the “Scottsdale Sensitive Design Principles” in the creation of architecture in Downtown.
- **Policy CD 8.3.** Promote the principles of design in the “Downtown Urban Design and Architectural Guidelines” in all Downtown development.

Response: It is the goal of both the design and development team to produce a truly exciting product to complement the ever more diverse and invigorated Old Town area. The distinctiveness of the design focusing on green technology, minimal foot print, lack of visible surface parking, reduction of urban heat island, deeply shaded private and common areas, etc. all contribute to what we believe will be an innovative instance of the revitalization of an under-utilized site that exemplifies modern urban desert architecture.

The proposed materials and architecture and how they are integrated with their surroundings create a contemporary desert sanctuary with a sensual quality lacking in comparable developments in this market. When completed, this first-rate, sustainable design competitively priced, will hopefully become a model which inspires similar development in the area.

Goal CD9: Development should incorporate sustainable building practices and products.

- **Policy CD 9.1.** Development should strive to incorporate sustainable planning, design strategies, building techniques, and the use of durable indigenous materials, to minimize environmental and maintenance impacts, and endure over time.
- **Policy CD 9.2.** Encourage green building design strategies such as building orientation, passive solar response, natural day lighting, passive cooling techniques, and the integration of regional plan materials.
- **Policy CD 9.3.** Promote the use of energy efficient systems, construction methods, and alternative energy sources.

Response: Our intention is to prove that sustainable and responsible design can be both aesthetically and financially appealing. The development will institute green building techniques including building orientation, passive solar design, natural day lighting, and passive cooling strategies. The project team will also mandate the use of energy efficient systems, and construction methods.

Economic Vitality:

Goal EV1: Support Downtown's economic role as a hub for arts, culture, retailing, entertainment, tourism and events.

- **Policy EV 1.4.** Promote Downtown as a creative environment in which people can live, work, and pursue leisure activities.

Response: The new development will be designed to offer a unique housing option for those who look to live, work and visit the community. Bringing additional inhabitants to the Old Town

area will increase activity and strengthen the pedestrian atmosphere of the area, year-round 24/7. The incorporation of new customers within walking distance to local businesses will improve economics for existing nearby restaurants and service industries.

Goal EV2: Promote private investment and attract new development to downtown.

- **Policy EV 2.1.** Encourage new development and reinvestment that maintains Downtown's economic edge in the region.
- **Policy EV 2.2.** Promote a mix of daytime/nighttime activities year-round through new development that includes vertically mixed land uses and a diverse range of housing development.

Response: By promoting diversity in Old Town housing options, this project contributes to the development of variable housing types with townhouses. Moreover, as a sustainable infill project, it will create housing for a variety of income groups and makes use of an otherwise under-utilized site.

The new development provides an additional housing option for those who look to live, work and visit the community. Adding additional inhabitants to the Old Town area will increase activity and strengthen the pedestrian atmosphere of the area, year-round, day and night, creating a continuity of use which extends beyond normal use cycles.

3c.

Conformance to Downtown Urban Design & Architecture Guidelines

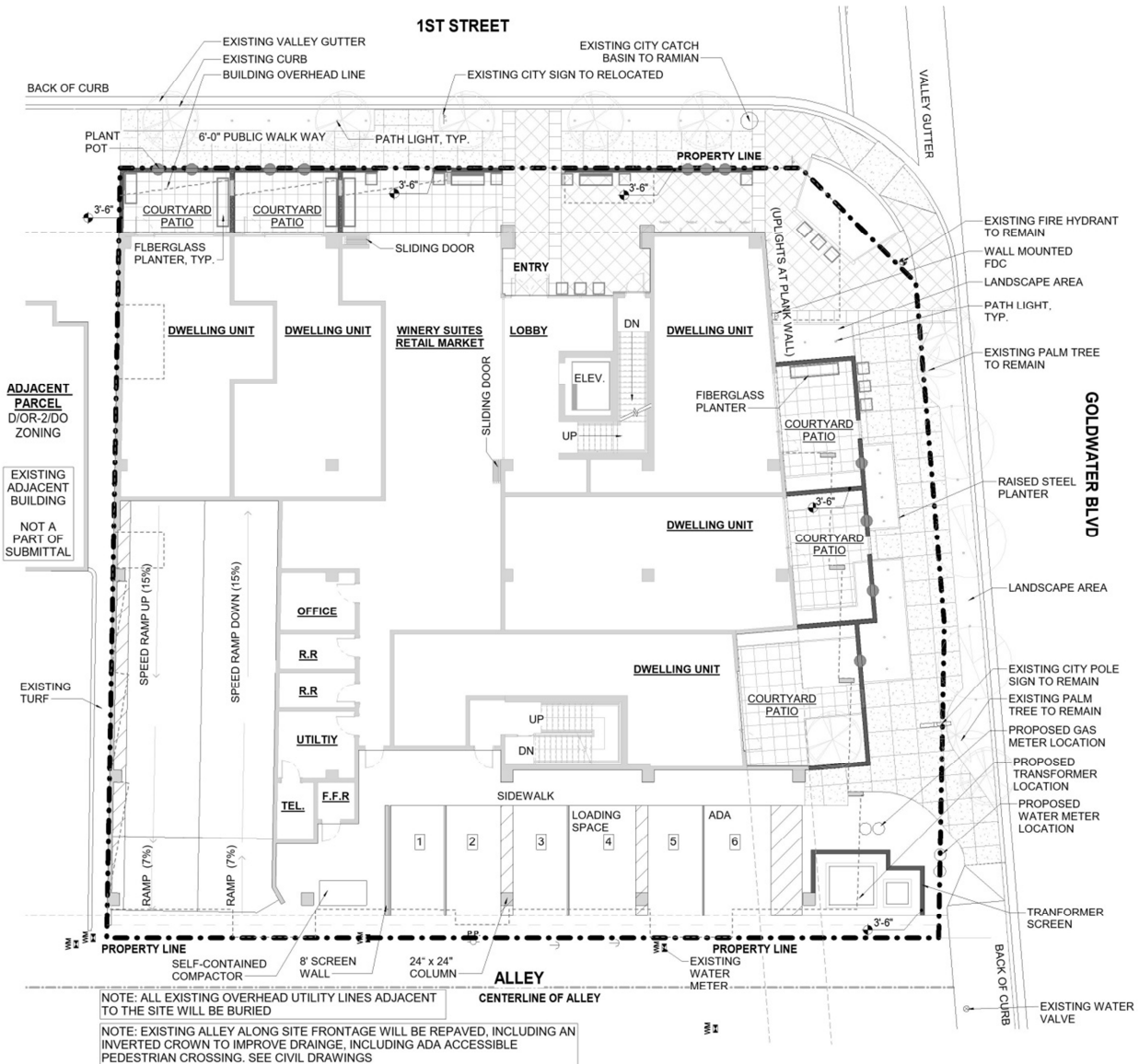
The primary purpose of the Downtown Urban Design & Architecture Guidelines is to guide the overall aesthetic of new projects so that the qualities that presently exist in Old Town Scottsdale are maintained and align with the vision. There are several ways in which this project meets the goals of the above-mentioned guidelines.

Below is a cross section of the strategies and policies with which this project reinforces the goals of the Downtown Urban Design and Architecture Guidelines:

Site Development:

A2. Active Street Frontages:

- Design active building frontages to create inviting indoor and outdoor spaces visible from the sidewalk and street.



Response: Active building frontage design is provided at both the 1st Street and Goldwater Boulevard streetscapes. This has been achieved through the incorporation of a Winery Market, courtyard patios and exterior hardscaped seating areas. The connection to the street is further reinforced through the use of the market's full height operable window which will allow both the public and building inhabitants to enter the Winery Market / Building Lobby through a wider than usual opening right off the public sidewalk.

A4. *Parking Facilities:*

- Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites.
- Parking access from alleys and side streets is desired. The number of entrances to parking facilities from other streets, especially major arterials, should be kept to a minimum.

Response: The project's parking is ideally located to minimize visual impact from Goldwater Boulevard and 1st Street. Both the underground parking and surface parking spaces are accessed from the existing alley away from the public / pedestrian realm.

A5. *Building Equipment and Services:*

- Locate service and loading zones to minimize visibility from public streets.
- Mechanical and electrical equipment, solar collectors, satellite dishes and communications equipment should be concealed from view of public streets and neighboring properties.

Response: The building's service entry and loading zone is located at the rear of the property accessed from the existing alley. All HVAC equipment is located at the Roof Level and screened behind a parapet wall, concealed from public view.

A8. *The Continuity of Street Spaces:*

- Buildings should create consistent street setback patterns by locating a maximum amount of their front elevation on the setback line.
- The preferred building-street relationship is to place buildings parallel to the street.

Response: A consistent and architecturally pleasing street setback pattern has been incorporated by maximizing the percentage of the elevation placed at the building setback line. This applies to both 1st Street and Goldwater street frontages. In addition, both building elevations are parallel with the street setbacks creating an urban edge along the project's perimeter.

A9. *The Building Setback Zone:*

- The building setback zone should be developed as a “patio” landscape designed primarily for pedestrian activity and enjoyment.
- Expanses of lawn should be avoided.

Response: The Goldwater building setback zone has been designed as a series of low walled courtyard patios connecting with the pedestrian activity sidewalk directly parallel with it. The hard corner and 1st street frontage will act as a public table/seating area for both the Winery Market customers and the building's inhabitants. This will be the most active portion of the building setback zone. Expanses of lawn have been avoided at both street frontages.

Building Form:

B1. Reduction of Apparent Size and Bulk:

- Downtown buildings of three or more stories should be designed as carefully-orchestrated compositions of smaller parts. Every building should reduce its perceived height and bulk by dividing the building mass into smaller-scale components.
- Large or long continuous wall planes should be avoided. As a general principle, building surfaces over two stories high or 50 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.



Response: The building design incorporates multiple areas of façade projections and recesses which effectively reduce the mass of the building. There are various changes in wall plane at each level of the building's composition. In juxtaposition to the horizontal nature of the façade, the levels of the building are visually tied together through the use of rhythmic vertical wall planes which provide visual privacy between the units.

Architectural Character:

C1. Proportion and Scale

- Development proposals should demonstrate evidence they have studied the predominant scale and proportions of buildings in the district and street where they are to be located.

Response: As preferred by the guidelines, the building has been designed with horizontal emphasis to minimize the building's height. Our proposal is contextual with district given that it responds to both its single family residential neighbors and larger, taller developments in the district. Winery Residences aesthetic has a residential character, scale and texture. The residential feel is equally incorporated at the street level while the massing of the upper floors speaks well, contextually, to district neighbors such as Main Street Plaza, Museum of the West, Valley Ho and the recently completed Eldorado on 1st.

C2. Building Materials

- Restraint should be used in the number of different building materials selected. Simplicity of palette is desired.
- Building materials similar to those in predominant use on the street or in the district of the new project are encouraged.
- Wall detailing should recess glass surfaces in shadow as deeply as possible within the limits of the selected construction systems.
- Highly reflective materials that create glare should be avoided.

Response: The building has been designed to minimize the number of exterior materials while providing enough variation in the form of the building to create interest. The predominant

material used across our building facade will be portland cement stucco and EIFS. Stucco can be found as one walks along 1st Street beginning with our neighbor directly to our West. Stucco and EIFS, as materials, can serve residential and larger scale buildings equally well when used and detailed properly. Stucco will be used, for the most part, at the Street Level exterior facade and public realm for its depth, pedestrian level character and durability. The EIFS portions will be used at the exterior walls of the units on levels 2, 3 and the roof. Complementing the stucco and EIFS will be stone veneer, wood detailing, steel railing organic accents and horizontal wood-like stone planking. These accent materials are used sparingly and strategically at the points of the most impact but do not dominate the primary stucco material. The glazed openings on the project have been recessed, typically, as much as possible from the exterior surface of the wall. Giving each unit's window return a minimum of 4" recess at the window jamb and head conditions.

C3. Color and Texture

- Building colors should emphasize light and muted colors, with light earth tones dominant.
- Color selection should show evidence of coordination with the predominant use of color on the street and district of the new project.

Response: Winery Residences color palette fully supports the muted earth tone goals described within the City design guidelines.

C4. Architectural Detail

- Surface detail, ornament and other elements that enrich architectural character are encouraged.

Response: Material selections such as the laser cut steel railing panels, stone veneer, planking and wood details provide adequate surface ornament described above.

Landscape Character:

D1. Streets

- Plants, street furniture, paving and other landscape elements should be organized along streets to create a unified civic appearance. The materials and layout of these elements should conform to City standards.
- A safe, comfortable pedestrian environment should be created as a result of creative street frontage design. Give primary consideration to provision of ample shade, special paving, and buffer between the street and walking space.

Response: The civic presence along Winery Residences public streets (1st Street and Goldwater) is a thoughtful design using several elements to reinforce the pedestrian experience. Low level steel planter boxes terracing up to stone veneer clad patio walls and planting containers provide a landscape tapestry with architectural depth. The pedestrian sidewalk which follows the street curb provides a safe comfortable design along with its connection with the on property patio seating areas and gathering spaces. One can weave in and out of the public-private realm without feeling any harsh transitions, similar to the existing property as exists today. Winery Residences wants to welcome the public into its 'front door' with attractive landscape arrangements, textural walls and pottery arrangements. Paver floor tiles have been specified for the majority of the onsite hardscape areas providing intimate detailing as one enters into our project from the City sidewalk. The paver floor tiles are also located at the dwelling unit patios creating visual consistency.

D2. Site Spaces

- Landscaping for individual sites should provide shade, opportunities to rest, adequate lighting and relief from traffic noise.
- Design for outdoor spaces should address special site conditions such as solar orientation and relationship to the street, neighboring building and neighboring offsite spaces.
- Landscape elements should relate closely to the character, materials and function of site architecture.

Response: The outdoor spaces of Winery Residences have been designed to create an urban pedestrian retreat offering residents and the public relief from the desert environment. The solar orientation of the building is optimum for both shaded patio environments and operable window wall openings which will connect our project to the street. The project's North and East facing facades will provide a comfortable respite from the harsh Arizona sun and heat island effect. Whether it is the dwelling unit patios or the streetscape seating areas we believe pedestrian activity will be the norm at Winery Residences.

D3. Plant Selection

- The plant palette for individual projects should reinforce Downtown's character as an urban oasis by emphasizing plants that provide shade, year round color and a variety of textures and forms.
- The selection and layout of plant materials should optimize each species' growth potential by recognizing its special environmental and maintenance requirements.

- Planting design for use in Downtown projects should respect the need for water conservation.

Response: The goal of the landscape design is to provide a design to complement the building architecture, provide curb appeal and provide year-round seasonal interest for the residents as well as passersby. This will be accomplished with a densely designed planting plan that offers various layers of plantings to include low water use ground covers, shrubs, accent plants, and street trees, along with vines and seasonal annual flowers. These plantings will be installed within raised fabricated planters, site pottery and at-grade planting areas creating dimension and multiple layers of plantings throughout the site. Trees at street level are located to provide shade and to complement the building facade. Vines will be trained on the walls between patios to bring greenery to each unit and to soften the multi-story building at each level. Site pottery will be affixed to the street level low walls and planted with seasonal flowers twice yearly to give street views and resident patio views. Upper deck plantings are mindful of the views to Camelback Mountain. Plants overall, will be selected and designed with bloom season in mind, so that the property always has something beautiful happening in the landscape

Conclusion:

Winery Residences of Scottsdale successfully demonstrates how a smaller, under-utilized site can be re-developed to continue serving as an architectural asset to the Old Town community. It's unique that an existing business, in place, can reinvent itself and mature without having to change address. Winery Residences has been a strong neighbor to its surrounding community and through this project will continue to do so for years to come. Our goal with this proposal has consistently been, to improve on while respecting what exists on site currently. It's important that Winery Residences remains a connected residential project. The Market mixed use at our street level will do this, serving as a hub for the multiple residential projects existing and planned along 1st Street. We are a corner property and have responded with a design that holds the urban edge yet opens its interior to the street.

As demonstrated in the narrative, the project is in conformance with the City of Scottsdale's General Plan, the Old Town Character Area Plan and the Downtown Urban Design and Architecture Guidelines.